

**Borough of Malvern  
Planning Commission Regular Meeting Minutes  
April 7, 2011  
Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, April 7, 2011 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Will Harley, David Knies, Christopher Mongeau, Vicki Sharpless, and Carroll Sinquett.

Chairman Mongeau called the meeting to order at 7:35 pm.

**Approval of Minutes**

March 24, 2011 minutes were approved as corrected.

**Old Business – E. King Partners**

Buffering on properties that back up to King Street project was discussed. It is proposed that each owner get a defined number of plants to place on their property at a location of the owner's choice. The owners walked the alley with the developer and discussed which areas should be hardsurface and which should be grass.

**New Business**

Historical Ordinance Review – Lynne Hockenbury, Co-Chairperson, Malvern Historical Commission.

The intent of the proposed ordinance is to protect the historic resources of Malvern Borough. It is an appropriate part of the Comprehensive Plan for the Borough.

Ms. Hockenbury presented a map of the Borough depicting the location of structures over 50 years of age (pink on the map) and those already historically designated (purple on the map.) Yellow areas are more than 50 years old but not historically significant. Some examples of each of these types of properties were discussed – The Malvern National Bank and the homes on Nolan Drive, respectively. An atlas of the properties is on the Malvern Borough web site. The atlas was done in 2008 and has not yet been adopted by the Borough Council.

Before a demolition permit can be granted for one of these structures, the Historical Commission must review the request and make a recommendation to Borough Council. Dan Daley, the Borough Engineer, has not been given a copy of the proposed ordinance.

During the last three years since the process of developing an ordinance began, the Historical Commission has missed opportunities to obtain pictures of some of the structures that were demolished – e.g., Randolph House, barn on alley and fire house.

The Borough has consulted with the Pennsylvania Museum Historic Commission. Structures of interest in the borough include Sears houses built around the railroad and houses on Broad Street also built by the railroad.

The Historic Commission has 20 days to respond after a demolition permit is requested. The Planning Commission is not currently involved in the demolition process.

Chris Mongeau asked what the role of the PC (Planning Commission) is in section 2b of the proposed ordinance. The PC would like to be notified when demolition of an historic property is requested.

Vicki Sharpless asked how the public notification would be done.

David Knies asked for the rationale behind 2b. – “structures located within 200 feet.”

Lynne Hockenbury discussed a grant to map the Paoli Battlefield in which all the surrounding communities would be involved. The work is expected to be completed by the end of 2011 and may affect the atlas. The map resulting from the grant work will be an overlay to be placed over existing maps of the area.

Amy Finkbinder noted that the description of “Historic Resource” under section 1, items a, b, c, and d should contain the work” or” ie. a. or b. or c. or d.

### **Public Comment**

John Buckley stated that the Historic Commission does not have the proper construction date for his home on Church Street. He was invited to meet with the Commission and share his deeds with them.

Joyce Pettit pointed out that the owners of the vacant properties on King Street are not keeping them in good repair and / or using their display windows to enhance the appearance of the town. She asked about the lack of consistency in signage throughout the borough. She stated that the appearance of King Street lacks cohesiveness – it lacks the feeling of an old Victorian town. The newly renovated fire house property has a neon sign in the window and the mailbox is on a pole leaning up against the building. She pointed out that the towns surrounding Malvern have a more inviting appearance. The discussion included the possibility of a grant for a “main street manager’ and the fact that the Malvern Borough is two years away from the 10 year cycle for revision of borough ordinances.

The meeting was adjourned at 8:55 pm by David Knies.

Recorded by Marty Laney