

**Borough of Malvern
Planning Commission Regular Meeting Minutes
June 16, 2011
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, June 16, 2011 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Will Harley, David Knies, Chris Mongeau, Vicki Sharpless and Carroll Siquett.

Chairman Mongeau called the meeting to order at 7:30 pm.

Approval of Minutes

June 2, 2011 minutes tabled until July 7th meeting.

Old Business

Malvern Fire Company - Plan Review

Paul Sgroi- Architect

Todd Fleming, PE, Chester Valley Engineers

The June 10, 2011, letter from Daniel Daley, the borough engineer, to Sandra Kelley was reviewed.

The revised plan includes an addition of 3080 square feet to the north side of the existing Malvern Fire Company building and is a reduction in scope from the previously submitted plan.

- Two engine bays will be added; one will be a drive through.
- Transformer will not need to be moved.
- There will be a reduction of 742 square feet of impervious surface.
- The exterior finishes will match the current ones.
- Bunkrooms will be added.
- The banquet room will become the ready room.
- There will be 22 less parking spaces on the north side; no new parking will be added.
- The Planning Commission may make a site visit.

Section 2307 - lighting

The developer will meet with the Borough Engineer on site to discuss concerns about lighting.

Section 515. A&B – Sidewalks

Dr. Knies asked if there was any way to tie into the existing borough sidewalks. Maybe the driveway can be made to look like a sidewalk. This part of the driveway/sidewalk must be able to take the weight of the trucks as they exit the driveway onto King Street. For safety reasons the

public needs to be kept from coming into the driveway. Is a barrier needed between the fire company driveway and the car repair business parking area? The developer will look into this.

Section 520 – Water Supply

The water system must meet the needs of the sprinkler system.

Section 525 – Landscaping, Screening and Street Trees

Chris Mongeau asked if landscaping is proposed for the north side of the building and suggested that it could be added in lieu of a tree. There is no grade change.

Activation warning signals already exist. The developer will be asking for bids in September. Construction will take seven months; they hope to start in the spring of 2012. The original plan has been scrapped because the estimated cost was significantly larger than the available budget.

The applicant is requesting a recommendation for Preliminary/ Final approval of the plan be made at the July 7th meeting.

Historic Commission Ordinance Review

Lynne Hockenberry- Chairman

The most recent revision of the proposed ordinance was not available prior to the meeting. A subcommittee of the Planning Commission will meet with the Historic Commission to discuss the concerns of the PC. These concerns include:

- Number of buildings designated as historic.
- Lack of a section of definitions.
- Need for more definitive language..
- List defining an historic structure a,b,c or d.
- Addition of public posting requirement.
- Definition of criteria for the Second Recommendation made by the Historic Commission (Section 2h).
- Section 2i may be recommendation for approval or denial.

The subcommittee members from the PC are Amy Finkbiner, Will Harley and Chris Mongeau.

New Business

May 16, 2011 Letter from Willistown Township_Rita E. Reves, Planning Director to Sandra L. Kelley, Borough Manager

Tabled until Chris Mongeau talks to Sandra Kelley about which trails need to be accommodated between Malvern Borough and East Goshen.

Draft of Malvern Planning Commission principles distributed. They will be finalized at the second meeting in July.

Public Comment

John Buckley asked what would happen if the fire company could no longer rent the additional space that it currently rents to parking equipment.

The meeting was adjourned at 9:15 pm.

Recorded by Marty Laney