

**Borough of Malvern
Planning Commission Regular Meeting Minutes
September 1, 2011
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, September 1, 2011 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Will Harley, David Knies, Chris Mongeau, Cecelia Oswald, Vicki Sharpless and Carroll Sinquett.

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

Approval of Minutes

July 7, 2011 minutes tabled.

Old Business

237 King Partners LLC

East King Street Final Plan Review

Eli Kahn and Mike Dinks

The August 26, 2011, letter from Daniel H. Daley P.E. to Sandra L. Kelley, Borough Manager, was reviewed.

- Page 1 is background material
- Zoning Ordinance
 1. Section 2425 – Multi-Use Development
 - a. Section 2425.E.2.f – a final lighting plan will be submitted. The final plan will address the shielding of light onto the Guglielmi property (327 East King Street).
- Subdivision Ordinance
 1. Section 303.A.1 – recommendation noted.
 2. Section 516 – recommendation noted.
- General Comments, signage – recommendation noted.

Eli Kahn reported that the utility lines will not be buried. Malvern has a 4KV power service. PECO's current standard is 32 KV. The technology for 32 KV in urban areas does not currently exist. Big green boxes would be required to convert the service. PECO will increase the size of the poles used and will "clean-up" the poles. Transformers will be on poles.

The last tenant will move out the end of this month. The developer will salvage what they can in particular items from the Fisher Building. The developer has not as yet satisfied the requirements of the Historic Commission.

Motion: The Planning Commission approves the final development plan for 237 King Partners LLC subject to the items in Daniel H. Daley's letter of August 26, 2011.

Motion made by David Knies and Seconded by Carroll Sinquett. The motion passed unanimously.

Comprehensive Plan Inputs

Cecelia Oswald presented the following specific statements for clear planning principles:

- Discourage creation of flag lots
- Avoid creation of double front frontage lots – front and back not corner
- Avoid clear cutting of woodlands or other sensitive habitats to protect woodland corridor and other sensitive habitats
- Incentivize green building practices
- Encourage architectural consistency in neighborhoods
- Minimize impervious surface area
- Encourage sidewalks

Public Comment

The meeting was adjourned at 8:20 pm.

Recorded by Marty Laney