

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
April 2, 2009  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, April 2, 2009 at the Malvern Municipal Building. Members present included Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald and Vicki Sharpless.

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Motion was made by Ms. Stevens to approve the minutes as corrected from the March 5, 2009 meeting. Dr. Knies seconded the motion. The minutes were approved with one abstention.

TREASURER'S REPORT

Ms. Stevens stated that the year-to-date total monthly spending is unchanged at \$571.45. March spending included \$240.00 for the Recording Secretary.

OLD BUSINESS

OLDE FIREHOUSE - Mr. Michael Gill, Attorney representing Andrews Management and Mr. Gerry O'Connor of O'Connor Carpentry discussed the need for zoning variances required to change the Firehouse located at 101 Church Street, to a mixed-use property. The proposal is for low impact retail and/or professional use on the first floor and up to three residential dwelling units on the second floor. The total size of the second floor rental space would be approximately 1500 sq ft. The footprint of the building will not change.

Three parking spaces are available in the rear of the building. Current parking conditions do not comply with existing parking standards and a variance will be required. The back parking lot dimensions are 35 x 70 feet. The Planning Commission recommended the applicant include truck delivery and loading/unloading needs in the application request and recommended that Mr. Gill review ordinance 2502B.1.c of the zoning code for possible additional variances. Dr. Knies recommended communicating with Odd Fellows Hall about shared parking.

The Planning Commission expressed general support of this project. Mr. Gill stated that they expect to meet with the Zoning Hearing Board in the near future.

APPLIED ENERGY SITE TOUR – Ms. Oswald and Ms. Stevens toured the property and agreed that this was an excellent use for this property. Ms. Oswald reminded the Planning Commission of Mr. Coffey's suggestion to place "no parking" signs in the cul de sac.

SEPTA - Mr. Harlan of Harlan Beverages inquired about the site visit that SEPTA conducted concerning the proposed parking lot expansion/improvements to the Malvern Train Station. SEPTA is moving forward with the property acquisition process. Mr. Gill has been in contact with Mr. Harlan's attorney as well as the attorney representing the shopping center owners. Mr. Gill stated that a letter has been sent to all the shop owners outlining how the property acquisitions will work. In addition SEPTA is working on a proposed amendment to the Borough Zoning Ordinance. Mr. Gill said that the proposed ordinance amendment has been submitted to the Malvern Borough Solicitor and is currently under review. Mr. Gill said that SEPTA had conducted soil testing on the property. Mr. Gill stated that the only entrance/exit into the SEPTA parking area should be through the west end of the shopping center located between the retaining wall and the Exxon Station. Ms. Stevens suggested better signage on King Street directing drivers to the train station.

#### CHAIRMAN'S REPORT

Chairman Mongeau stated that the extension for the SEPTA parking lot expansion and improvements has been received. Borough Council has approved the ordinance for the East King Street Development project. Borough Council has also recommended that the Planning Commission develop a Pedestrian Circulation Plan.

A motion to adjourn the meeting was made by Ms. Stevens. Ms. Oswald seconded the motion. The motion was unanimously approved. The meeting was adjourned at 8:30 p.m.

Minutes taken by Janeen Paidá