

Borough of Malvern
Planning Commission Regular Meeting Minutes
August 19, 2009
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, August 19, 2009 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, William Coffey, and Evangeline Linkous.

CALL TO ORDER

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

APPROVAL OF THE MINUTES

The Minutes of the Meeting from July 16, 2009 were approved unanimously as corrected.

CHAIRMAN'S REPORT

The Malvern Borough Revitalization Plan – Draft 2009 Update was provided to the Commissioners for approval. The Commissioners discussed several issues raised in the plan. Chairman Mongeau noted that Malvern has a high proportion of renters to homeowners compared to the Chester County average. Ms. Stevens observed that the implementation actions focused on opportunities for the Borough's business group, whereas she felt many actions should be oriented to the Borough government leadership. Ms. Oswald noted that, as a Revitalization Plan, this document represents just a piece of Malvern's overall comprehensive plan, and the focus on business activities is in many ways appropriate due to the nature of this plan. Ms. Stevens noted that the Design Guidelines in the Appendix may not be appropriate to include because they are an example and are not targeted to Malvern. Mr. Coffey suggested that the plan was somewhat wordy and redundant, and that an Executive Summary would be helpful. Ms. Linkous noted that the new Malin Road EGGS Grant should be mentioned, and that DVRPC's Classic Towns program should be considered as an opportunity to promote revitalization. Ms. Linkous also noted that the plan might suggest looking at opportunities to update the zoning code to ensure that uses such as industrial are not zoned for in the areas targeted for a walkable, "Main Street" environment. She also noted that parking strategies should consider innovative solutions rather than a surface lot directly on the prime location of King Street.

Mr. Knies recommended adoption of the Revitalization Plan with consideration of the Planning Commission's comments that may be accommodated. The Revitalization Plan was unanimously approved.

The meeting was adjourned at 8:20 pm.

Minutes taken by Evangeline Linkous.