

Borough of Malvern
Planning Commission Regular Meeting Minutes
August 6, 2009
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, August 6, 2009 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, Vicki Sharpless, William Coffey and Evangeline Linkous.

CALL TO ORDER

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

OLD BUSINESS

Mr. John Grant of Stantec Consulting Services representing SEPTA discussed the proposed ordinance for the Malvern train station /SEPTA parking lot improvements. Ms. Wendy McClain, Solicitor for the Borough of Malvern, was also in attendance as well as Mr. Tony Dufour, Chairman of the Malvern Shade Tree Commission.

SEPTA submitted a landscaping proposal and after much discussion it was decided that there would be a total of five landscape islands, each 8 1/2 feet wide by 17 feet long. This will require the elimination of five parking spaces. The proposed landscape diamonds will be eliminated as a result of widening the landscape islands.

SEPTA currently has calculated the percentage of impervious coverage by lease/lot area. The Planning Commission requested SEPTA to calculate the percentage of impervious coverage for the entire project.

Steep Slopes – Mr. Dan Dailey, Borough Engineer and Ms. McClain are in the process of drafting a man-made Steep Slope ordinance amendment to be utilized on this project and throughout the Borough.

Buffer Strips – Property lines cutting through the parking lots prevent the installation of buffers. Section 2309 of the Zoning Code shall not apply. Section 2308, buffering and screening of abutting residential properties shall apply.

Handicapped Parking – The Planning Commission agreed to utilize the ADA requirements for handicapped parking.

Lighting – The Planning Commission agreed that a 25 foot high lighting pole can be installed and that the lights shall be diminished by 50% after 11:00 pm. The Planning Commission was made aware that the concrete base, of the lighting fixture, will raise the

total height of the fixture to 28-1/2 feet. Mr. Dailey requested more information from SEPTA regarding the dispersion of lighting puddles and intensity on adjoining properties.

Signs – The requirements contained in the current ordinance will remain the same.

Drainage- Curbing will help to maintain the existing drainage pattern. SEPTA will be required to meet current storm water management zoning requirements.

Traffic Study – Ms. McClain will talk to the Malvern Borough Traffic Engineer and see if they can acquire data on right hand turns, left hand turns, drop-offs, etc.

Minutes taken by Janeen Paida