

Borough of Malvern
Planning Commission Regular Meeting Minutes
Dec 3, 2009
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, Dec 3, 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 7:40 p.m.

APPROVAL OF THE MINUTES

The Minutes of the Meeting from November 5, 2009 was approved unanimously.

OLD BUSINESS

Mr. Michael Irwin from Call Center Connect was in attendance tonight to discuss installing an emergency use only generator and propane tank. The purpose of the generator is to ensure the full capability of service to their medical clients during power outages. Mr. Irwin said that the generator runs a 40 minute self test every Wednesday afternoon.

Ms. Oswald asked that screening/shrubbery be added to all sides of the generator and propane tank. The Planning Commission recommended that set back dimensions of the property be added to the diagram/plan as well as the screening. Dr. Knies recommended that a profile drawing be prepared. The Planning Commission suggested that a representative from the Call Center contact the neighbors to let them know about the weekly generator testing.

A motion was made by Ms. Oswald to recommend approval of the Land Development waiver request to place an emergency use only generator and propane tank located at 118 W. King Street, subject to screening of the generator and set back dimensions shown on a profile drawing. The motion was seconded by Ms. Stevens. The motion was approved unanimously.

Mr. Michael Gill, attorney for SEPTA, and Mr. John Grant of Stantec Consulting Services representing SEPTA were in attendance tonight to discuss the proposed ordinance for the development of an overlay district of the Malvern train station /SEPTA parking lot. Mr. Tony Dufour from the Shade Tree Commission and Mr. Dan Daley, Borough Engineer were also in attendance.

Mr. Gill said SEPTA agreed to comply with Mr. Daley's comments and recommendations listed in his Nov 25, 2009 letter. SEPTA has reached an agreement in principle, with the estate of Betty Harlan to acquire the Harlan Tract. The agreements with the other shopping center owners have yet to be finalized.

One change has been made to the plan in that the fence line separating SEPTA to the rear of the Harlan Tract has moved 10 feet to the east. This will help with truck turning movements. Mr. Gill said the Harlan property owners asked for a physical barrier to be placed between SEPTA and the Kenny property to restrict vehicles from crossing onto the adjacent private property.

Ms. Stevens recommended that the Fire Chief be consulted about placing this barrier. The Planning Commission recommended that a Traffic Engineer be consulted to give their recommendations concerning egress/ingress.

Following review of Mr. Daley's letter, Mr. Grant will submit a revised lighting plan and will also supply Mr. Daley with the staging plan for lighting and construction.

Ms. Oswald asked if the housing of the lighting located in the SEPTA parking lot be modified to reflect the Old Town style. Mr. Grant will look into alternatives.

The Planning Commission agrees with the waiver to not install curbing on the north side as it may create drainage issues.

Mr. Tony Dufour reviewed the current ordinance and made plant species substitutions and soil recommendations including a row of trees 18 inches off the curb line to avoid damage to the trees. Mr. Dufour also recommended the reduction in the size of the shade tree because smaller trees grow faster and establish roots more easily and putting the landscape islands end to end to help the trees establish root and extend the life of the trees. The island located over the infiltration bed will be relocated.

The Planning Commission agrees with the waiver request to not install curbing on the north side as it may create drainage issues.

A motion was made by Ms. Stevens to recommend to Borough Council to approve both the Preliminary and Final Land Development for the SEPTA tunnel and parking lot improvements to the Malvern R5 Station.

The Planning Commission added the following notes and conditions to accompany the recommendations.

SEPTA will comply with all issues contained in Dan Daley's Engineering review letter dated November 25, 2009.

SEPTA obtain title to the Harlan property and executed easements from all adjoining landowners.

An alternative light pole design is explored to replace the proposed standard design and if an alternative is deemed appropriate, it would replace the proposed design.

A traffic engineer's recommendation supporting the proposed parking lot traffic circulation plan, in particular, the entrance and exits of the parking lot.

Traffic islands are located per the Planning Commission's recommendations.

SEPTA comply with the Shade Tree Commission's recommendations.

Warren Avenue is paved from the corner of Warren and King Street to the northern most island located to the north of the rail line (Lease area 1) upon the completion of the project.

A tree maintenance agreement is added to the drawing that requires SEPTA to replace any trees that fail to survive within a timely manner. This maintenance agreement is to last in perpetuity.

The Fire Marshall is consulted on the required access to the adjoining gas station's fuel pumps by the Fire Department vehicles.

The Planning Commission recommends that Borough Council grant SEPTA's waiver request not to install curbing along the west side of the parking lot to the north of the rail line (Lease area 1).

The meeting was adjourned at 9:50 p.m.

Minutes taken by Janeen Paidá