

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

A regular meeting of the Planning Commission was held on Thursday, February 18, 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 7:33 p.m.

APPROVAL OF THE MINUTES

Motion was made by Mr. Coffey and seconded by Dr. Knies to approve the minutes as corrected from the January 8, 2009 meeting. The motion was approved with one abstention. Motion was made by Dr. Knies to approve the minutes as corrected from the January 15, 2009 meeting. Chairman Mongeau seconded the motion. The motion was approved with one abstention.

TREASURER'S REPORT

Ms. Stevens stated that the year to date total monthly spending was \$331.45.

OLD BUSINESS

Applied Energy Systems Inc.

Mr. Steve Buerkel, President of Applied Energy Systems and Mr. Matt Davenport of McCarthy Engineering requested a recommendation from the Planning Commission for a zoning variance which will allow vehicles to use the street to back into the loading area located at 180 Quaker Lane.

Dr. Knies recommended that Applied Energy Systems install signage indicating the traffic flow to and from the loading area.

Ms. Oswald inquired about the frequency of truck traffic and Mr. Buerkel agreed to provide a shipping log for the past month. Mr. Buerkel did indicate that they receive some truck traffic each week but they do not ship or receive any hazardous materials.

Mr. Coffey recommended that signage be added to the cul-de-sac located directly next to Applied Energy Systems, indicating that parking not be permitted.

Motion was made by Ms. Stevens that the Planning Commission recommend to approve a zoning variance of ordinance 2502.B.1.C of the Zoning Code pursuant to the Applied Energy Systems request. Dr. Knies seconded the motion. The motion was approved unanimously.

SEPTA – Preliminary Plan Development Plan/Malvern Station

Mr. Harlan of Harlan Beverages and Mr. Kohlerman of Kohlerman Pharmacy addressed the Planning Commission about their concerns for the proposed SEPTA improvements to the Malvern Station parking lot.

Mr. Harlan is concerned about the proposed parking and property swap that SEPTA is proposing. Mr. Harlan said that he believes that once construction is complete he will be unable to get a tractor trailer in and out of his loading dock. He is also very concerned about keeping the parking lot aesthetically landscaped.

Mr. Kohlerman would like to keep the driveway to a 20 foot width so that cars can be parked behind the pharmacy. His preference is for that driveway to be between the Mobil Station and the cleaners be the entrance and the driveway next to Alba's to be the exit.

Dr. Knies assured Mr. Harlan and Mr. Kohlerman that all agreements between SEPTA and the property owners have to be listed in the plans. Ms. Stevens recommended they come into the Borough office during business hours to review the plans that SEPTA is proposing.

Chairman Mongeau stated that Mr. Dan Dailey, the Engineer for the Borough was reviewing the proposal by SEPTA and that the representatives for SEPTA would be in attendance at the next Planning Commission meeting on March 19, 2009. Chairman Mongeau encouraged all property owners to attend.

Case Log Update

Dr. Knies gave an update on the case log. No update on LeGrie. A motion was made by Ms. Stevens stating if LeGrie does not request another 60 day extension, the Planning Commission will not grant temporary approval of the plan to Borough Council. The motion was seconded by Dr. Knies. The motion was unanimously approved.

CHAIRMAN'S REPORT

101 Church Street - Andrews Property is no longer seeking to change the zoning from an R5 to a C3. They would like to keep the zoning as a R5 with variances. Borough Council agreed this would be the best way to approach this. Representatives of Andrews Management will attend an upcoming meeting of the Planning Commission.

East King Street Development Plan – Chairman Mongeau stated that at the last Task Force Meeting the latest revisions to the ordinance were made and then forwarded onto the members of the Planning Commission. Chairman Mongeau did go over the highlights of the latest revisions with the Planning Commission members. Each member will review the latest revisions and email any comments to Chairman Mongeau. The representatives for the East King Street Development Project will be at the next Planning Commission meeting March 5, 2009. At that time the Planning Commission will consider making to recommend to Borough Council to hold a public hearing on the East King Street Development Project.

A motion to adjourn the meeting was made by Chairman Mongeau. Ms. Stevens seconded the motion. The motion was unanimously approved. The meeting was adjourned at 9:16 p.m.

Minutes taken by Janeen Paida