

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
January 8, 2009  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, January 8, 2009 at the Malvern Municipal Building. Members present included Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, Vicki Sharpless and William Coffey.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:34 p.m.

APPROVAL OF THE MINUTES

Motion was made by Ms. Stevens and seconded by Chairman Mongeau to approve the minutes from the December 18, 2008 meeting as corrected. The motion was unanimously approved.

CHAIRMAN'S REPORT

Chairman Mongeau will e-mail the engineering review of SEPTA Preliminary plan, prepared by the Borough Engineer, to each member of the Planning Commission.

NEW BUSINESS

Chairman Mongeau introduced Mr. Gerry O'Connor of O'Connor Carpentry. Mr. O'Connor discussed his plans to renovate the old Firehouse located at 101 Church Street. Mr. O'Connor plans to divide the firehouse into six units. The ground floor level will be commercial space, such as professional offices and the upper floor will be residences. The property includes eight to nine parking spaces in the rear of the building and a possible two parking spaces in front. He has been working to restore the integrity of the building. The improvements include restoring exposed rafters and beams, restoring the remainder of the second story, installing a set of bronze doors and installing two-piece moldings through out the building. Mr. O'Connor is asking the borough, on behalf of Andrews Management, to change the zoning of the Firehouse from an R3 to a C3. Mr. Connor is requesting a recommendation from the Planning Commission to Borough Council to approve this change. Chairman Mongeau noted that the Firehouse is nonconforming use and is located next to a C3 zoned area. Dr. Knies recommended that Mr. O'Connor give Ms. Sandy Kelley any photos and blueprints including a plot plan, which will be distributed to the Planning Commission.

Chairman Mongeau asked Mr. O'Connor to attend the next Planning Commission meeting and plan to discuss this matter in more detail after the Planning Commission has had a chance to review the additional information.

The Planning Commission Officers for the upcoming year are as follows:

A motion to nominate Mr. Chris Mongeau to continue as Chairman of the Planning Commission was made by Dr. Knies. The motion was seconded by Cecelia Oswald. The motion was unanimously approved.

A motion to nominate Mr. William Coffey to continue as Vice Chairman was made by Chairman Mongeau. The motion was seconded by Dr. Knies. The motion was unanimously approved.

A motion to nominate Ms. Diantha Stevens to continue as Treasurer was made by Cecilia Oswald. The motion was seconded by Mr. Coffey. The motion was unanimously approved.

A motion to nominate Dr. David Knies to continue as Secretary was made by Chairman Mongeau. The motion was seconded by Ms. Sharpless. The motion was unanimously approved.

### OLD BUSINESS

Motion was made by Chairman Mongeau to grant a 60-day extension of the 8-lot subdivision located on Old Lincoln Hwy, as requested by the builder, LaGrie Development. Ms. Stevens seconded the motion. The motion was unanimously approved.

Chairman Mongeau announced that Mr. Dan Daley, the Engineer for the Borough of Malvern, completed his engineering review of the Applied Energy Systems' preliminary plans for their property located at 180 Quaker Lane. Mr. Matt Davenport of McCarthy Engineering has received this review and is prepared to discuss the details of the report.

Applied Energy Systems is a manufacturer of medical equipment. They are proposing to construct a 16,000 square foot office and warehouse building with a 42-space parking lot on a 1.228- acre parcel adjacent to their facility at 180 Quaker Lane. Applied Energy System's immediate plan is to construct the parking lot. Construction of the building would take place in the next five years.

Mr. Davenport discussed the engineering review letter with the Planning Commission:

Section 2202 – Steep Slopes – Mr. Davenport stated that the proposed lot contained steep, man-made slopes of dirt. The dirt was moved there during the development of the surrounding properties. Mr. Davenport will discuss with the Borough Engineer possible solutions to this area of concern.

Section 2502.B.1.c – The ingress and egress of loading operations - Mr. Davenport proposed the construction of two loading docks. The layout of the property dictates the need for tractor-trailers to use Quaker Lane to access the proposed loading dock. For this reason, Mr. Davenport expressed the need for a waiver to the existing zoning ordinance, which does not allow the street for this purpose. Ms. Stevens asked about the average number of trucks per week that are using the current loading docks and whether this will increase when the new building is constructed. Mr. Davenport agreed to get this information and stated that he would attach a size-of-vehicle report indicating the types of trucks to use the loading docks.

Section 2501.D.10.a.4 – Curbing - Chairman Mongeau and the other members of the Planning Commission agreed with the engineer’s recommendation that curbing is needed along the perimeter of the parking lot and around parking lot islands.

Section 515.A & B – Sidewalks - Mr. Davenport agreed that a sidewalk shall be provided to link the existing lot with the newly proposed parking lot.

Section 525 – Landscaping, Screening and Street Trees – Mr. Davenport agreed to provide the necessary landscaping, but due to the size of the property and the utility easements it may not be possible to fully comply with this request. Chairman Mongeau will make an inquiry to the Borough Manager regarding how the borough handles this issue.

Mr. Davenport agreed to re-issue the soil map and provide maps of the proposed area to the Planning Commission. The Planning Commission will be conducting an onsite visit to be coordinated with Applied Energy. Mr. Davenport will attend the next Planning Commission meeting to address the proposed changes. At that time the owner of Applied Energy Systems will be in attendance to answer any questions the Planning Commission may have.

Mr. Davenport addressed the remainder of the issues contained in the engineering report and stated that they intended to comply with all recommendations and requirements.

Chairman Mongeau made a motion for the Planning Commission to enter into an Executive Session. Mr. Coffey seconded the motion and the session began at 8:45 p.m.

Motion to end the Executive Session was made by Ms. Oswald. Dr. Knies seconded the motion. The session ended at 9:20 p.m.

The motion to adjourn the meeting was made by Cecilia Oswald. Ms. Sharpless seconded the motion. The meeting was adjourned at 9:36 p.m.

Minutes taken by Janeen Paidá