

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
March 5, 2009  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, March 5, 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 p.m.

APPROVAL OF THE MINUTES

Motion was made by Ms. Stevens to approve the minutes as corrected from the February 19, 2009 meeting. Mr. Coffey seconded the motion. The motion was unanimously approved.

TREASURER'S REPORT

Ms. Stevens stated that the year to date total monthly spending is unchanged at \$331.45.

OLD BUSINESS

East King Street Project – Mr. Andrew Rau, Attorney, Dennis Glackin, Planning Consultant, Ray Ott, Planning Consultant, Eli Kahn, Developer and David Della Porta, Developer were in attendance to discuss the proposed ordinance from the meeting with the East King Street Task Force that took place on February 4, 2009.

Mr. Andrew Rau asked for a recommendation from the Planning Commission to Borough Council to approve the proposed zoning ordinance for the East King Street Project, providing for multi-use development in the C-4 high-intensity commercial district. Each member of the Planning Commission was provided a copy of the proposed ordinance that was drafted by the East King Street Task Force. Mr. Rau also hoped to move forward with a public hearing and advertisement. Mr. Rau reminded the Planning Commission that the proposed ordinance would be the framework for the Master Plan / Conditional Use and land development.

Ms. Stevens expressed concern that this ordinance should be strictly for conditional, one-time use only, to avoid a duplication of this ordinance in another area of the Borough.

Dr. Knies commented that the amended ordinance proposal, specifically Section G.5. ensures the Planning Commission approval rights through all phases of this development.

Shared Parking – Page one of the ordinance states that the developers from the East King Street Project will work with existing ordinances and based on the Master Plan. Borough Council will dictate if further amendments or new ordinances are necessary.

Section E.1.e – Ms. Stevens proposed the following changes – Direct vehicular entrance and exit to parking structure should not be located on King Street. Vehicle access to parking should be on the side or the rear of the building.

Section 3 – Ms. Linkous commented that the building facade should reflect the area and be consistent with the existing surrounding architecture. Ms. Stevens proposed the following changes to Section 3.d. The proposed ordinance should be amended to read “All roof top mechanical equipment shall be screened from “street level view”. Screening should be used in the front and rear of the buildings and not limited to King Street.

Section F.h. – Ms. Oswald stated that this section currently only applies to area and bulk requirements. She proposed that this should include design requirements as well.

Motion was made by Ms. Stevens to recommend to Borough Council the ordinance amending the Borough of Malvern Zoning Ordinance to provide for multi-use development in the C-4 high intensity commercial district. This approval is subject to the changes stated above and Chairman Mongeau will send out an email detailing these changes. Motion was seconded by Dr. Knies. The motion was unanimously approved.

Section E.2.e. – A motion was made by Dr. Knies to add the word “vehicular” to the sentence in regards to direct building entrances on E. King Street. Ms. Stevens seconded the motion. The motion was unanimously approved.

### CHAIRMAN’S REPORT

Chairman Mongeau said a formal extension for the LeGrie and for Applied Energy Systems proposals had been received.

Mr. Coffey will oversee the scheduling of a site visit to Applied Energy Systems with the Engineering office and will then email the Planning Commission members with available dates and times.

Dr. Knies asked the Planning Commission members about interest in a speaker who specializes in green building. The feedback was positive and Dr. Knies will be sending out information on the speaker.

A motion to adjourn the meeting was made by Ms. Stevens. Dr. Knies seconded the motion. The motion was unanimously approved. The meeting was adjourned at 8:23 p.m.

Minutes taken by Janeen Paida