

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
May 21, 2009  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, May 21, 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 7:40 p.m.

APPROVAL OF THE MINUTES

The Minutes of the Meeting from May 7, 2009 were approved as corrected.

OLD BUSINESS

Mr. Michael Gill, attorney for SEPTA, Mr. John Grant of Stantec Consulting Services, and Mr. Glen Morris representing SEPTA discussed the proposed ordinance for the parking lot improvements of the Malvern train station. Ms. Wendy McClain, the borough Solicitor, was also in attendance.

Ms. McClain stated that the property is located within the LI District. In the L1 district the current use is a permitted use. For this reason it would be most beneficial to make the necessary zoning changes, specific to a long term parking facility, to the LI District by use of an ordinance in place of creating a Transit Overlay District. Each Planning Commission member was provided with a copy of the proposed ordinance.

Mr. Gill requested the Planning Commission's guidance on following issues which are not addressed in the proposed ordinance:

1. Handicap parking spaces
2. Site Landscaping
3. Lighting

Handicap Parking – the Borough currently requires 15 handicap parking spaces based on the total amount of parking spaces. The ADA requires 8 handicap parking spaces. The Borough and the ADA are in line with their requirements until the amount is greater than 125 parking spaces. Chairman Mongeau asked Mr. Gill to provide an exact number of handicap spaces needed after SEPTA has done a study of the current handicapped parking space usage.

Landscaping – SEPTA will address the number of landscape islands and other greenery at a subsequent Planning Commission Meeting.

Mr. Glen Morris said the current ordinance requires that the lights be dimmed down by 75% after the station closes. This can be done using a set of motion detectors called a “dual ballast system.” The ordinance currently in place addresses the height and the level of illumination.

The Chester County Planning Commission also reviewed the proposal and had two suggestions. First, they recommended addressing parking space dimensions and design some spaces to accommodate small cars. Second, they suggested addressing landscaping issues in the plan rather than in the ordinance. Storm Water Drainage – Mr. Dan Dailey, Engineer for the Malvern Borough recommended – in his review letter - that SEPTA make a contribution to the storm water control. Ms. McClain will review the ordinance and let SEPTA know how to proceed.

SEPTA will provide data on the amount of spaces that will be gained or lost based on the adjacent property acquisition alternatives.

Chairman Mongeau will provide all parties with copies of a recent traffic study that was conducted pursuant to the E. King St. redevelopment project.

Ms. Stevens recommended additional signage clearly defining the loading/unloading area. Ms. McClain asked Mr. Gill to review the signage ordinance and to work within those standards.

Construction – Chairman Mongeau asked Mr. Morris to confirm the number of parking spaces lost during construction, and the proposed project time duration.

In a related issue, the current zoning ordinance does not differentiate between naturally occurring steep slopes and man-made steep slopes. This issue has been discussed on other recent projects. Ms. McClain is in the process of drafting a man-made Steep Slope ordinance amendment to address this issue in the future.

#### PUBLIC COMMENT

Mr. Andrew Gowa, the attorney representing the Betty Harlan Estate, expressed his client’s concern about the lack of a buffer between the SEPTA parking lot and the Harlan property. Mr. Gowa was also concerned with the ordinance language regarding parking lot expansion.

Mr. Gowa recommended that a traffic study be conducted to examine the impact that this increase in parking will have on the surrounding community. Mr. Gowa stated that any further land acquisition by SEPTA may result in a loss of tax revenue for the Borough.

Meeting adjourned at 9:25 pm

Minutes taken by Janeen Paidá

