

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
May 7, 2009  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, May 7, 2009 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, Evangeline Linkous and William Coffey.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:38 p.m.

APPROVAL OF THE MINUTES

Motion was made by Dr. Knies and seconded by Ms. Stevens to approve the minutes from the meeting held April 16, 2009 as corrected. The motion was approved unanimously with one abstention.

TREASURER'S REPORT

Ms. Stevens said the year to date spending was \$706.45.

CHAIRMAN'S REPORT

Chairman Mongeau provided all the Planning Commission members with a copy of the Zoning Ordinance Amendment for Multi-use for the East King Street Development Project.

SEPTA will be on the agenda for the next Planning Commission meeting. Also a review letter written by Mr. Dan Dailey, Borough Engineer was given to each member concerning SEPTA's proposed land development.

Ms. Linkous found that no other example of an overlay district has been used at another SEPTA station or other train station. Ms. Wendy McClain, Borough Solicitor has stated that the overlay district is still a viable method. The Planning Commission will wait for her direction on how to proceed.

LeGrie Development has applied to build three homes on the property located on Old Lincoln Hwy.

## NEW BUSINESS

Chairman Mongeau contacted the Chester County Planning Commission and asked for recommendations for consulting services that specialize in Pedestrian Circulation Plans. Interviews will be conducted in coordination with the Chester County Planning Commission. Ms. Sandra Kelley will assist in the interview process in selecting a consulting service that will conduct this survey.

Pedestrian and Bicycle Circulation Plan, Objectives and Tasks:

1. Survey pedestrian activity and quantify needs in Malvern Borough
2. Prioritize sidewalk and curb installation and repair including costs
3. Increase pedestrian safety/conflicts with other transportation modes including bicycles
4. Conduct pedestrian “level of service” analysis
5. Create digital representation of sidewalks/no sidewalks
6. Identify potential funding sources for implementation. Quantify energy and environmental (positive) impacts of sidewalk recommendation implementation
7. Identify related signage and lighting intersection treatments needed
8. Provide a “simple” measurement model to gauge success in making Malvern a “true” pedestrian community
9. List industrial areas to be included in the study
10. Include a review of sidewalk maintenance ordinance(s)

Mr. Coffey will develop a “mission statement” that will address the following:

1. Purpose
2. Deliverables
3. Requirements of the study
4. Timeline

## OLD BUSINESS

Dr. Knies reviewed the Case Log with the members. A revised draft of the Mass Transit Overlay District Ordinance for SEPTA was received and distributed to each member.

Applied Energy Systems – a motion was made by Ms. Stevens that if a request to extend this project is not received before the expiration date the proposal will not be approved. Mr. Coffey seconded the motion. The motion was unanimously approved.

The motion to adjourn the meeting was made by Ms. Stevens. Mr. Coffey seconded the motion. The vote was unanimous. The meeting was adjourned at 9:07 p.m.

Minutes taken by Janeen Paida

