

Borough of Malvern
Planning Commission Regular Meeting Minutes
Sept 17, 2009
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, Sept 17, 2009 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, and Vicki Sharpless.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:33 p.m.

APPROVAL OF THE MINUTES

The Minutes of the Meeting from Aug 6, 2009 was approved unanimously.

TREASURER'S REPORT

Year to date spending is \$961.45

OLD BUSINESS

Mr. Michael Gill, attorney for SEPTA, and Mr. John Grant of Stantec Consulting Services representing SEPTA discussed the proposed Passenger Rail Ordinance Amendment for the proposed improvements of the Malvern train station/SEPTA parking lot.

Mr. Grant stated that the total parking lot imperious coverage currently is 44% and the proposed improvements would increase the percentage to 67%.

Mr. Grant stated that the total parking lot imperious coverage currently is 44% and the proposal is for 67%.

Mr. Gill said the submission of the plans would be handled in two phases.

Phase 1 – Final land development. This includes all the property that SEPTA currently owns or has under lease agreement.

Phase 2 – Harland/Kenny property tracts

Mr. Grant hoped that the project would be starting in Feb 2010.

During previous meeting, the Planning Commission has asked SEPTA to provide a study on how many cars currently use each entrance/exit and what impact, if any, the proposed

entrances/exits will have on traffic congestion. Mr. Gill will contact Ms. McClain to request data from previous traffic movement studies.

A motion was made by Ms. Stevens and seconded by Dr. Knies, to recommend the proposed Ordinance No. 2009-() Passenger Rail Ordinance Amendment, dated August 18, 2009 to Borough Council. The motion was approved unanimously.

A recess was called at 8:30pm by Chairman Mongeau.

101 Church Street

At 8:35pm Chairman Mongeau called the meeting to order and Mr. Gerry O'Connor of O'Connor Carpentry and Mr. Michael Gill discussed the proposed minor SALDO of the Old Firehouse located at 101 Church Street. Mr. Gill and the Planning Commission discussed the Borough Engineer's letter dated Sept 10, 2009.

Mr. Gill stated that the applicant will comply with all of the comments contained in the Engineering Review letter, with the clarifications listed below.

Section 2500 – A five year lease has been signed with the Odd Fellows Association for the use of nine parking spaces with the option to buy. Applicant agreed to add some planter/greenery to the un-used areas of the parking lot.

Section 514.B – Parking bumpers will be installed

Section 515D.1 – Applicant agreed to construct the sidewalk, per the Old Towne Malvern design, using stamped concrete.

Section 525.C – Applicant will be required to plant trees based on their discussion with the Shade Tree Commission.

A motion was made by Dr. Knies, and the motion was seconded by Ms. Sharpless to recommend the minor SALDO located at 101 Church Street to Borough Council, subject to compliance with the Engineering letter from Mr. Daley dated Sept 10, 2009. The motion was approved unanimously.

Applied Energy Systems and Patriot's Path will be discussed at the next regularly scheduled meeting.

Meeting was adjourned at 9:00 pm.

Minutes taken by Janeen Paidá

