



MEMORANDUM

TO: Borough Council
Mayor Burton

FROM: Carroll Siquett III, Chair, Malvern Planning Commission

DATE: February 18, 2020

RE: 2019 Report for the Malvern Planning Commission

This report will provide a summary of the activity of the Malvern Planning Commission during the 2019 calendar year. Members of the Planning Commission during 2019 were as follows:

- David Knies, Ph.D., Chair
- Mark Niemiec, Vice-Chair
- Lynne Frederick (resigned in June 2019)
- Chris Mongeu
- Geoff Rubino
- Carroll Siquett III
- Zoe Warner, Ph.D.

All members have received their Master Planner Certification through the Chester County 2020 program. I commend each member for their work in 2019.

As always, the Planning Commission commends the Borough Council for providing high-quality, professional support to us during the year. This has included:

- **Borough Solicitors:** Wendy McLean, Esq.; Alyson Zarro, Esq.; Kenneth Kynett, Esq.
- **Borough Engineers:** Dan Daley, P.E.; Michael Conrad, P.E.
- **Borough Land Planners:** Meredith Meyer and John Snook (Brandywine Conservancy)
- **Borough Management:** Chris Bashore and Neil Lovekin

On the final item, it should be noted that Neil Lovekin provided excellent professional support and guidance to the Planning Commission during his tenure with the Borough. While we will miss having him at our meetings, we wish him nothing but the best.

Subdivision and Land Development Applications

During the course of 2019, the Planning Commission issued recommendations on the following subdivision and land development applications:

Property	District	Plan	Waivers	Score
155 Channing Ave.	R-4	2-lot subdivision	1	3-3
11 Griffith Ave.	R-3a	2-lot subdivision	8	7-0

During the course of 2019, the Planning Commission conducted reviews on the following subdivision and land development applications:

1. 523 Monument Avenue

Applicant is proposing to subdivide an existing parcel into two (2) lots, with one (1) new single-family dwelling unit proposed.

2. Malvern Veterinary Hospital

Applicant is proposing to demolition this existing hospital and construct a new hospital on the property. This is an existing legal, non-conforming use.

Zoning Hearing Board Applications

During the course of 2019, the Planning Commission reviewed and issued recommendations on the following applications before the Zoning Hearing Board:

1. Malvern Veterinary Hospital

Applicant was seeking both a Special Exception and variance relief from the Zoning Hearing Board as it relates to the existing legal, non-conforming use on the property.

2. 107 Mountain Laurel Lane

Applicant was seeking variances from section 220-602 and 220-2408 of the Borough's Zoning Ordinance in order to connect two (2) existing patios on the property.

Ordinance and planning documents

During the course of 2019, the Planning Commission conducted reviews of the following planning documents and ordinances:

1. 2012 Comprehensive Plan

The Planning Commission conducted a review of a proposed scope of work for the update of the Borough's 2012 Comprehensive Plan. This was undertaken in order to submit an application to the Chester County Vision Partnership Program

2. Zoning Ordinance

The Planning Commission conducted a review, with the assistance of the Brandywine Conservancy and members of Borough Council, of large-scale amendments to the Borough's Zoning Ordinance. The proposed amendments were generated after months of work by an ad hoc committee of Borough Council (Councilor Finkbiner and Councilor Siquett) and Borough management. Neil Lovekin, Assistant Borough Manager/Zoning Officer, did significant field work to help finalize the recommendations presented to Borough Council.

These amendments sought to address concerns with residential area and bulk regulations in the Borough's residential zoning districts (except the R-7 zoning district). The final versions are being drafted and we hope to have Borough Council adopt them in first half of 2020.

Please let me know if you have any questions. Thank you.