



MEMORANDUM

TO: Borough Council
Mayor Burton

FROM: Malvern Planning Commission

DATE: March 2, 2021

RE: 2020 Report for the Malvern Planning Commission

This report will provide a summary of the activity of the Malvern Planning Commission during the 2020 calendar year. Members of the Planning Commission during 2020 were as follows:

- David Knies, Ph.D.
- Mark Niemiec
- Chris Mongeu
- Geoff Rubino
- Carroll Siquett III, Chairman
- Zoe Warner, Ph.D., Vice-Chairwoman
- Scott Oswald, New Member as of November 2020
- Brian Hamilton, Alternate, New Member as of November 2020

All members have received their Master Planner Certification through the Chester County program with the exception of the two (2) newest members appointed in November 2020. I commend each member for their work in 2020.

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 Management:** Christopher Bashore and Tiffany M. Loomis

Subdivision and Land Development Applications

During the course of 2020, the Planning Commission did not receive any subdivision and land development applications.

The review for Malvern Veterinary Hospital was finalized in February 2020. A Preliminary/ Final Land Development Plan conditional approval recommendation was forwarded to Borough Council.

The review for 523 Monument Avenue was finalized in February 2020 proposing two (2) lots. A Preliminary/Final Plan conditional approval recommendation was forwarded to Borough Council.

A conceptual land development presentation was given in March 2020 for 128-142 E. King Street totaling three (3) lots and proposing a corporate headquarters for Crumdale Partners. The proposed building totaled 20,000 square feet that would be owner occupied. Both Borough Council and the Planning Commission were present for the presentation. No recommendations were rendered at that time.

Zoning Hearing Board Applications

During the course of 2020, the Planning Commission reviewed and issued recommendations on the following applications before the Zoning Hearing Board:

- 1. 128-142 E. King Street totaling three (3) submissions that were each submitted in succession & withdrawn in Year 2020: #20-01; #20-02, & #20-03**

Applicant was seeking variance relief from the Zoning Hearing Board as it relates to the height of the building, number of required parking spaces, planting island requirements, and buffering requirements. The proposed plan was reviewed in May & June 2020. The recommendation to Borough Council encompassed sending the Borough Solicitor and having the minutes entered as an exhibit at the hearing(s). This application was withdrawn in November 2020.

Ordinance and planning documents

During the course of 2020, the Planning Commission conducted reviews of the following planning documents and ordinances:

- 1. 2012 Comprehensive Plan Update**

A Comprehensive Plan Task Force was created and appointed by Borough Council in October 2020. Dr. Dave Knies, Ph.D., Dr. Zoe Warner, Ph.D., and Chris Mongeau are three (3) of the eleven (11) members appointed to the Task Force. Starting as of November 2020 meetings are held every third (3rd) Wednesday from 7:30 PM to 9:00 PM via Zoom Conference. The Brandywine Conservancy has been appointed as the Consultant for the project and had determined an eighteen (18) month to twenty-four (24) month timeline to complete the revision.

- 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 Sinquett) and Borough management in 2019.

These amendments address concerns with residential area and bulk regulations in the Borough's residential zoning districts excluding the R-7 residential zoning district. The final versions were drafted and passed for approval in June 2020.

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