

1. CALL TO ORDER: David Knies, Chair  
Amy Finkbiner, Vice-Chair  
Mark Niemiec, Treasurer  
Geoff Rubino, Secretary  
Lynne Hockenbury, Commissioner (Absent)  
Chris Mongeau, Commissioner (Absent)  
Carroll Siquett, Commissioner

Also Present: Ari Christakis, Borough Solicitor  
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

No April 7<sup>th</sup> Meeting Minutes were drafted for approval. Neil Lovekin will draft minutes for the April Meetings for review and adoption at the Thursday, May 5<sup>th</sup> Meeting.

3. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

a) John Buckley, 165 Church Street, made general comments regarding borough financial matters such as real estate. Ari Christakis, Borough Solicitor directed Mr. Buckley to address all financial concerns to Borough Council as the Planning Commission has no authority over Borough finances.

4. OLD BUSINESS:

a) ORDINANCE UPDATES

Ari Christakis and Planning Commissioners reviewed the Case Log dated, April 13, 2016 to evaluate status of initiatives. Summary of evaluation:

- Completed: SALDO Procedures Table; Definition Clarifications; Adverb Corrections
- Ongoing: Ari Christakis to follow-up with Joe Bones regarding updating the list of acceptable trees for the SALDO; Defining Minimum Front Yard for Residential and Commercial Districts (Zoning Districts R1 through R6 Requirements – *“Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.”*)
- Address During Next Comprehensive Plan Review: Active and Passive Recreation Definitions; and I-2 Fences

PLANNING COMMISSION

April 21, 2016

Page 2

b) WAYFINDING SIGNAGE

Amy Finkbiner reviewed the intersection of King Street and Warren Avenue and determined that two (2) wayfinding poles at opposing corners should be installed to properly direct traffic to key points of interest.

Further discussion tabled until Thursday, May 5, 2016 Meeting.

5. NEW BUSINESS:

a) DERITA WOODWORKING – LAND DEVELOPMENT PLAN

Dave Knies informed the Planning Commissioners that the Borough has ‘Administratively Accepted’ the land development plan, therefore, as per the Pennsylvania Municipal Planning Code, the Planning Commission is accepting the plan. The Planning Commission will review the plan in its entirety upon receipt of the Borough Engineer’s review letter.

Planning Commissioners were in agreement with the procedure.

b) RANDOLPH WOODS – SIGNAGE

Mark Niemiec encouraged Planning Commissioners to consider identifying signage for the entrance way into Randolph Woods.

Planning Commission agreed to coordinate any park signage initiatives with the Malvern Parks & Recreation Committee.

c) BOROUGH-WIDE PARKS FEASIBILITY STUDY

Mark Niemiec encouraged Planning Commissioners to consider requesting Borough Council to have a professional consultant evaluate the current condition of the facilities and equipment in the borough parks, as well as, the ability of the parks to meet the needs of the residents.

Planning Commission agreed to coordinate any professional study initiatives with the Malvern Parks & Recreation Committee.

d) ZONING HEARING BOARD APPLICATION(S)

No new applications to review.

Planning Commission agreed to make Zoning Hearing Board Applications as a permanent agenda item for all future meeting, regardless if there are active applications.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Geoff Rubino and unanimously carried by a vote of 5-0 to adjourn the meeting at 9:32 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Borough Manager/Secretary