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Ari Christakis stated that when Dave Bramwell applies for a Zoning Permit, Neil Lovekin, Zoning Officer, will make a determination per the Borough's Zoning Ordinance as to whether the thirty-eight (38) inch Maple tree and forty (40) inch Walnut tree are to be removed based on the information provided in the application for a Zoning Permit.

Carroll Siquett asked Tom Smith for clarification as to the steepness of the slope in the rear of the property. Mr. Smith stated the plan depicts a one (1) foot grade. Dan Daley said he finds the grade to be applicable to the Borough's regulations.

A motion was made by Carroll Siquett, seconded by Mark Niemiec, and carried by a vote of 6-0, to approve, subject to conditions, the plan entitled "Land Development Plan of 156 West King Street for 203 Management, LLC," prepared by Bereck and Smith Engineering, LLC, dated September 22, 2017, last revised March 8, 2018, signed and sealed by Thomas F. Smith, II, P.E., Registered Professional Engineer, proposing the construction of two (2) building additions to an existing three (3) unit apartment building, pursuant to the Malvern Borough Land Development Ordinance of 2006, as amended ("Land Development Ordinance") for the development of certain property ("Property") located in the Borough of Malvern ("Borough"), Chester County, Pennsylvania, in the C2 - Adaptive Reuse Commercial zoning district.

b) 126 WOODLAND AVENUE – PRELIMINARY – REVIEW #1

Owner/Applicant: Saint Patrick's Parish	Application #: 18-03
Combined Lot Size: 2.728 acres	Zoned: I4/R4
	Tax Parcels: 2-4-239/238 & 2-4-244.1

Applicant proposes to consolidate three (3) parcels into one (1) parcel and to construct an addition to the existing school building.

On September 25, 2017 meeting, the Zoning Hearing Board took testimony from the applicant, Saint Patrick's Church, including a review of the layout plan. The applicant was seeking a Special Exception from Section 220-1903.B of the Borough's Zoning Ordinance. There were five (5) individuals who requested party status to the proceedings. In addition, the Borough Solicitor attended the hearing on behalf of the Borough, but not in opposition to the application as discussed at the September 19, 2017 Borough Council Meeting. The primary concern raised by the surrounding property owners was the demolition of the existing structures on Woodland Avenue. A decision was issued October 23, 2017 granting a special exception pursuant to Section 220-701.B(1) of the Zoning Ordinance in order to permit a religious use (parish and school offices and playgrounds) at 131-133 Channing Avenue (UPI No. 2-4-238) and 130 Woodland Avenue (UPI No. 2-4-244.1) located in the R-4 Zoning District; and a special exception pursuant to Section 220-1901.B(2) of the Zoning Ordinance in order to expand the religious use (Lower School use) at 108 Woodland Avenue (UPI No. 2-4-239) located in the 1-4 Zoning District.

Father Christopher Redcay, Pastor of St. Patrick's Roman Catholic Church, Ted Jeffries, Project Director, Matt Bush, Project Engineer, and Kelly Sullivan, Applicant's Attorney were present on behalf of the project.

Dave Knies asked Dan Daley to go through his review letter dated March 31, 2018

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regarding the proposed project. Items discussed: 1) Waiver requests; 2) Sidewalk replacement; 4) Off-Street parking during and after construction; 5) Residential buffering; 6) Playground fencing; 7) Stormwater management; and 8) Student and staff capacity.

Father Redcay, Ted Jefferies, and Matt Bush explained, in greater detail, the Preliminary Plan of St. Patrick's Parish citing:

- 1) Sidewalks will be repaired
- 2) No additional on-site lighting is proposed
- 3) Right-of-Ways easement for Roberts Lane will be granted
- 4) Completion anticipated September 2020, pending unforeseen circumstances
- 5) No additional staff or students are anticipated from this land development project
- 6) Applicant may request the Borough re-zone the reverse subdivision into one (1) zoning district
- 7) Basement of the Church presently used as the Lower School will be converted into meeting space
- 8) Dumpster(s) visible along Woodland Avenue will be screened prior to the completion of this land development project, as it was recommended by the PA State Police as a safety measure
- 9) Project Sequence: Renovate residential building into Parish Offices, Demolish the former Parish Offices on Woodland Avenue, Build the Upper School Addition, Build playgrounds, Resurface parking lot

Amy Finkbiner, 121 Woodland Avenue, asked if the Upper School playground is anticipated to be used more frequently than the parking lot is currently used. Father Redcay explained that play times are set based on class schedules, therefore, there will be no change in frequency.

Amy Finkbiner, 121 Woodland Avenue, asked if the dumpster that is visible from Woodland Avenue and if the infiltration basin will be fenced. Father Redcay stated fencing will be placed around the dumpster and infiltration basin. Dan Daley directed Matt Bush to add a note to the plan that mentions the fencing for the dumpster.

Dan Daley recommended that St. Pat's Parish consider providing shade for the proposed playground areas. Ted Jefferies stated the playground areas will be fenced, have some hardscapes, and no lighting since the areas will be used only when school is in session.

Dave Knies asked what the class size projections will be once construction is complete. Father Redcay stated the intent of the land development project involving both the Upper and Lower Schools is not to increase student numbers, rather it is to create a more nurturing learning environment. The intent is not to increase the number of classes offered, rather to fill them. The physical dimensions of the classrooms will be the self-limiting factor.

Carroll Sinquett asked Dan Daley if sewage flows will need to be evaluated. Dan Daley stated the capacity is not increasing, but the direction of of sewage flows are, towards the Ruthland Avenue pump station, which is in need of replacement.

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Mark Niemiec asked if the school drop-off location along Channing Avenue will remain , or if students may be dropped off along Roberts Lane or Woodland Avenue. Father Redcay stated the matter remains undecided at this present time.

Father Redcay stated he would like to see Borough Council adopt parking restrictions on Roberts Lane for the safety of the students.

Carroll Sinquett suggested that Father Redcay reach-out to First Baptist Church to determine if its parking lot could be used as shared parking during construction.

Lynne Frederick asked Father Redcay if the Parish would be amendable to allowing the Historical Commission to take photographs of 118 Woodland Avenue. Father Redcay stated he will check with the Parish Board and follow-up with a response. Ari Christakis said the Planning Commission may not make the taking of photographs a condition of plan approval since it is not required in the Subdivision and Land Development Ordinance.

### c) ZONING HEARING BOARD – DETERMINATIONS

No new decisions were rendered since the previous meeting of the Planning Commission.

## 4. NEW BUSINESS:

### a) OPEN ZONING HEARING APPLICATIONS

Neil Lovekin stated no new applications have been submitted to the Borough. Renehan Realty, LLC will be submitting an amended application to be heard at the May 21, 2018 Hearing of the Zoning Hearing Board.

### b) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the April 3, 2018 meeting of Borough Council, discussion items included: 1) Sian Keating was sworn in as the first full-time female Police Officer; 2) Public Hearing for a liquor license transfer for Brick & Brew Restaurant at 400 East King Street; and 3) Borough Council initiatives.

## 5. 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) Mark Niemiec, 118 Warrington Way, provided the Planning Commission and audience with an update of the Randolph Woods action items, as identified by the Ad Hoc Committee. In addition, PECO should be announcing the grant awards for its PECO Greenway Grant in May of this year, David Campli Photography has donated its services to produce photos

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of Randolph Woods, and Borough Administration will be creating a separate fund account for Randolph Woods.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Geoff Rubino, and carried by a vote of 6-0, to adjourn the meeting at 9:42 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Borough Manager/Secretary