

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

Also Present: Alyson Zarro, Esq. Conflict Counsel
Christopher Bashore, Borough Manager
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Siquett, seconded by Lynne Hockenbury and carried by a vote of 5-0, to approve the minutes of Thursday, February 2, 2017 as submitted.

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) Alyson Zarro, Conflict Counsel representing Malvern Borough, presented an overview of a revised landscape plan and approximate timeline for the land development project at 217 South Warren Avenue. The revised landscape plan is based on comments received from the Malvern Shade Tree Commission Meeting, held on Monday, February 6, 2017.

Chris Bashore stated Borough Administration has received the revised landscape plan and has forwarded it to the Borough Engineer for review. The Borough anticipates the engineer's review letter by Friday, February 24, 2017 in time for the March 2nd Planning Commission Meeting.

Dave Knies inquired who will be responsible for the health and quality of the trees that are shown on the revised landscape plan. Lauren Duffy of TAG Builders Group, stated the Homeowners' Association (HOA) will be responsible for the maintenance of the plantings for 217 South Warren Avenue.

Chris Bashore stated TAG Builders Group will be responsible per the developer's agreement, eighteen (18) months after the issuance of final closeout, as recommended by the Borough Engineer and authorized by Borough Council.

Suzanne Stuit, 218 Channing Avenue, stated her rear yard is adjacent to the development located at 217 South Warren Avenue and wants the Borough to assure the berm that was approved on the final plan will be installed to manage onsite storm water.

PLANNING COMMISSION

February 16, 2017

Page 2

Chris Bashore stated the final approved plans, which are recorded by the County Recorder of Deeds will be followed and enforced through the direction of the Borough Engineer, the Codes/Zoning Officer, and authorized through Borough Council.

4. NEW BUSINESS:

a) SUBDIVISION AND LAND DEVELOPMENT STATUS UPDATE

100 QUAKER LANE – APPLICATION NO: N/A (SKETCH)

Owner/Applicant:	McMour Limited Partnership	Zoned: LI-1- Light Industrial
	100 Quaker Lane	Tax Parcel: 2-3-3.1
	Malvern, PA 19355	

Applicant proposes to construct an approximate 6,300 sq. ft. warehouse addition to the existing warehouse/office space on a 1.1 acre lot. Nick Vastardis, Engineer for the Applicant was in attendance.

Mr. Vastardis stated the applicant will be seeking a waiver for the four-step review process and does not foresee any need for requesting zoning relief.

Dave Knies asked if the steep slopes would affect total lot and building coverages when calculating allowable sizing for the warehouse. Nick Vastardis stated that his discussions with Bill Wilfong, Codes and Zoning Officer lead him to not net out the steep slopes from his calculations when sizing the warehouse addition.

Dave Knies asked Mr. Vastardis if the steep slopes pose a hazardous condition. Mr. Vastardis does not foresee an issue with the slopes compromising the safety of the warehouse addition.

Carroll Sinquett questioned Mr. Vastardis if the steep slopes will be accounted for when designing stormwater management systems. Nick Vastardis stated that he and the applicant have meet with Bill Wilfong, Codes and Zoning Officer to determine what actions will be necessary to insure proper stormwater runoff. Calculations and proper sizing of the stormwater systems will be evaluated during the Preliminary/Final Plan phase.

Carroll Sinquett asked what construction materials will be used to build the addition. Mr. Vastardis stated the materials will be consistent with “Butler Building Style” comprised of a metal, pre-engineered/pre-fabricated building.

Dave Knies inquired on what types of delivery trucks are used by the applicant and how frequent. Nick Vastardis stated the trucks are “Box Type” similar to those used by FEDEX and UPS and average one (1) truck per business day.

Dave Knies asked where sidewalks are along 100 Quaker Lane. Mr. Vastardis mentioned the only sidewalk is along the street frontage of Quaker Lane.

PLANNING COMMISSION

February 16, 2017

Page 3

Dave Knies asked when the applicant will be submitting a Preliminary/Final application. Mr. Vastardis said the applicant anticipates making a formal submission in March, 2017.

Dave Knies asked when the applicant would like to start construction. Nick Vastardis stated the applicant is anticipating to be began in early/late spring of 2017 and to have construction completed by late summer of 2017.

b) MALVERNS WORLDWIDE

Chris Bashore Manager provided a summary of an organization from Europe titled, "Malverns Worldwide" that will be visiting the borough this May for a meet-and-greet session. Mr. Bashore asked the Planning Commission if it would be amiable to switching its first meeting in May with Borough Council. Meeting dates to be swapped are Tuesday, May 2 and Thursday, May 4 respectively. After a brief discussion, the Planning Commission agreed to switch its May 4 meeting to Tuesday, May 2 to accommodate the delegates of Malverns Worldwide.

5. OLD BUSINESS:

a) ZONING HEARING BOARD – OPEN APPLICATION

156 WEST KING STREET – APPLICATION NO: ZHB-17-01

Owner/Applicant: 203 Management, LLC Zoned: C2 - Commercial
203 Monument Avenue Tax Parcels: 2-3-29 & 2-3-29.1
Malvern, PA 19355

Neil Lovekin stated the Zoning Hearing has been scheduled for Wednesday, February 22, 2017 at 7:00 p.m. in Malvern Borough Hall. At the January 19, 2017 Planning Commission meeting, the Commissioners agreed to not recommend that Borough Council send the Borough Solicitor to the Zoning Hearing. No foreseeable planning concerns were identified.

b) 2017 INITIATIVES

Dave Knies recommended that the Planning Commission consider updating its bylaws, member expectations, and procedural documents. Commissioners were in agreement to begin the updating process at its Thursday, March 2, 2017 meeting.

c) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated there was no update to provide since there had been no Borough Council meetings since the previous Planning Commission meeting.

d) ZONING HEARING BOARD - DETERMINATIONS

No determinations pending.

6. ADJOURNMENT:

PLANNING COMMISSION

February 16, 2017

Page 4

All business having been discussed, a motion was made by Lynne Hockenbury, seconded by Geoff Rubino and unanimously carried by a vote of 5-0, to adjourn the meeting at 8:06 p.m.

Respectfully submitted,
Neil G. Lovekin
Assistant Borough Manager/Secretary