

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

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Hockenbury, seconded by Carroll Siquett and carried by a vote of 7-0, to approve the minutes of Thursday, January 19, 2017 with amendments from Dave Knies.

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) Danny Fruchter, 234 Channing Avenue, inquired about the status of the TAG Builders Group's revised landscaping plan for 217 South Warren Avenue. Carroll Siquett stated the revised plan is scheduled for review by the Malvern Borough Shade Tree Commission at its Monday, February 6<sup>th</sup> Meeting.

4. NEW BUSINESS:

a) SUBDIVISION AND LAND DEVELOPMENT STATUS UPDATE

Dave Knies provided an update of the current and future land development applications occurring in the Borough. He referenced the Planning Commission's Case Log when providing updates.

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,

## PLANNING COMMISSION

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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

Amy Finkbiner provided an overview of a worksheet she prepared that summarizes four (4) specific land uses: 1) Upper-Flooring Dwelling; 2) Multi-Use Development; 3) Multi-Family Dwelling; and 4) Residential Conversion. She wanted the Planning Commission to consider whether it should regulate lot size, floor area, recreational areas, and/or community improvements, which are covered under various types of use, but not "Upper-Floor Dwelling Unit". She stated her concern of the Planning Commission having to review land development projects along King Street, consisting of apartments, as "One-Offs" requiring specialized relief, instead of adhering to a consistent plan.

Amy Finkbiner recommended and Carroll Sinquett agreed that the Planning Commission should consider revising the Malvern Borough Zoning Ordinance to make First Floor Dwelling Units a Conditional Use through Borough Council approval.

Carroll Sinquett stated as the Planning Commission makes recommendations for updating the Malvern Borough Zoning Ordinance, it should assure control is maintained by processes in-place, such as the Subdivision and Land Development Ordinance with the ability to set conditions for approval. Any Zoning Ordinance updates should limit Zoning Hearing Board decisions that are generally not as restrictive (e.g. Conditions of approval).

Chris Mongeau recommended addressing a language change in the Zoning Ordinance for Commercial District (C2) / Commercial District (C3) that differentiates between "By Right" verses "Conditional Use".

### 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:

All business having been discussed, a motion was made by Amy Finkbiner, seconded by Geoff Rubino and unanimously carried by a vote of 6-0, to adjourn the meeting at 8:32 p.m.

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