

1. CALL TO ORDER

PRESENT:

Carroll Sinquett, Chair  
Zoe Warner, Ph.D., Vice-Chair  
David Knies, Ph.D., Commissioner  
Chris Mongeu, Commissioner  
Mark Niemiec, Commissioner  
Geoff Rubino, Commissioner

ABSENT:

Staff & Professionals Present:

Christopher Bashore, Borough Manager  
Wendy McLean, Esq., Borough Solicitor

2. UNFINISHED BUSINESS

There were no items of Unfinished Business for discussion.

3. NEW BUSINESS

a. Discussion – Planning Commission Solicitor

Carroll Sinquett stated that he spoke with Borough Manager Bashore regarding the potential appointment of a dedicated solicitor for the Planning Commission after the last meeting. Borough Manager Bashore noted that the recommended appointment is Kenneth Kynett, Esq. of the firm Petrikin, Wellman, Damico, Brown, & Petrosa. The members of the Planning Commission noted their appreciation for the work Mr. Kynett did on the application for Malvern Veterinary Hospital. David Knies, Ph.D., noted that this has been discussed in the past.

Borough Manager Bashore stated that he reviewed this possibility with the Borough Solicitor, Wendy McLean, Esq. and she was in agreement with this proposal. Wendy McLean, Esq. stated that she thought that it would be beneficial to have a dedicated Planning Commission Solicitor in light of projects that may occur in the near future.

David Knies, Ph.D., asked about billing for this service. Borough Manager Bashore stated that he believes that most of the costs will be able to be billed back to the applicant in most cases.

A motion was made by David Knies, Ph.D., seconded by Chris Mongeu, and carried by a vote of 6-0, to recommend that Borough Council appoint Kenneth Kynett, Esq. of the firm Petrikin, Wellman, Damico, Brown, & Petrosa as the solicitor for the Malvern Planning Commission.

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### b. Zoning Ordinance Amendments

Carroll Sinquett stated that before the Planning Commission this evening is the proposed ordinance to amend the Borough's Zoning Ordinance based on the work completed by the Brandywine Conservancy.

David Knies, Ph.D., asked if anything changed from the information that was previously reviewed by the Planning Commission. Wendy McLean, Esq. stated that the numbers did not change from the previous discussion. Wendy McLean, Esq. highlighted the "Whereas" clauses in the proposed ordinance, noting that they seek to outline the concerns that the Borough desires to address with these amendments. Carroll Sinquett noted that he believes that the ordinance amendments provide good direction.

Mark Niemiec asked about the process that would be involved. Wendy McLean, Esq, stated that the proposed ordinance would need to be submitted to Borough Council for authorization to send to the Chester County Planning Commission for review and comment. The Chester County Planning Commission has 30 days to issue their comments. Based on the comments received, Borough Council would need to authorize the proposed ordinance for advertisement and a public hearing.

A motion was made by Chris Mongeu, seconded by Mark Niemiec, and carried by a vote of 6-0 to recommend adoption of the proposed amendments to the Malvern Borough Zoning Ordinance.

### c. Joint Meeting with Malvern Borough Council

Carroll Sinquett stated that a joint meeting with Borough Council will be held on March 5, 2020 at 7:30 pm in order to review a proposal from the owners of 128 – 142 King Street. Borough Manager Bashore noted that the property owner had previously contacted members of Borough Council individually and that Borough Council desires to be addressed as one (1) body. The concept of a joint meeting was determined in order to ensure that both bodies are receiving the same information from the onset. Borough Manger Bashore stated that the regular meeting of the Planning Commission was selected as the agenda will be lighter.

Borough Manager Bashore stated that this type of meeting is a common practice. David Knies, Ph.D., stated that joint meetings between these bodies have been held in the past. Mark Niemiec asked what level of plan detail will be presented. Borough Manager Bashore stated that he believes that architectural renderings and a sketch plan will be presented for review.

## 4. MINUTES

A motion was made by Mark Niemiec, seconded by David Knies, Ph.D., and carried by a vote 6-0, to approve the minutes from the February 6, 2020 meeting of the Planning Commission as amended.

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5. UPDATES

Borough Manager Bashore stated that the Environmental Advisory Council will hold their first meeting on February 27, 2020 at 7:00 pm at Borough Hall.

6. PUBLIC COMMENT

Carroll Sinquett advised all present citizens/taxpayers that Public Comment is the time to offer comments on any item not on the agenda and to bring any issues/concerns before the Planning Commission.

No public comment was heard.

7. ADJOURNMENT

All business having been discussed, a motion was made by David Knies, seconded by Mark Niemiec, and carried by a vote of 6-0 to adjourn the meeting at 8:09 p.m.

Respectfully submitted by,

Christopher Bashore  
Borough Manager