

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

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

2. APPROVAL OF MINUTES:

A motion was made by Carroll Sinquett, seconded by Lynne Hockenbury and carried by a vote of 7-0, to approve the minutes of Thursday, January 5, 2017 with amendments from Amy Finkbiner.

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) No public comment was made.

4. NEW 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

David Bramwell, Applicant/Owner and Bill Kyle, Architect were in attendance to review a Zoning Hearing Board Application for 156 West King Street with the Commission. The purpose of the agenda item is to identify any foreseeable planning issues associated with the Application.

Applicant seeks two (2) determinations from the Zoning Hearing Board:

1) A Special Exception from Article XXVII, Section 2702 Nonconforming Uses, to allow an increase in the nonconforming use of the property beyond the 25% permitted; and

2) A Variance from Article XIII, Section 1301 Use Regulations, to allow residential use

PLANNING COMMISSION

January 19, 2017

Page 2

on the first floor of the proposed building.

Neil Lovekin stated the Zoning Hearing will be scheduled for Wednesday, February 22, 2017 at 7:00 p.m. in the Borough Hall.

David Bramwell stated the property will have assigned parking spaces for tenants and visitor parking will be designated.

Amy Finkbiner asked who will be responsible for maintaining the line of trees in the rear of the property that will act as a buffer from the residential homes. Bill Kyle, Architect stated the trees will be maintained by the property owner, not the tenants. David Bramwell mentioned the trees will be a combination of deciduous and coniferous trees.

Ari Christakis stated the application appears to be straightforward and he does not have any legal concerns with the zoning application, as presented.

A motion was made by Amy Finkbiner, seconded by Carroll Sinquett and unanimously carried by a vote of 7-0, to not recommend the Borough Council send the Borough Solicitor to the February 22, 2017 Zoning Hearing for 156 West King Street. No foreseeable planning concerns were identified.

b) 2017 INITIATIVES

Dave Knies stated he would like the Planning Commission to review the C-1, C-2, and C-3 Commercial Districts of the Borough's Zoning Ordinance, as these make up the business corridor along King Street. Mark Niemiec recommended adjusting the R-7 Residential District by moving it East on West King Street to shrink the adjacent C-2 Commercial District.

Amy Finkbiner recommended the Commission address the business corridor along King Street, specifically looking into "Upper Dwelling Units".

5. OLD BUSINESS:

a) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the previous Borough Council Meeting that Council awarded the Monument Avenue Traffic Calming Project to Innovated Construction Services with construction anticipated to begin in the spring; the Aras Rug Company located at 190 Pennsylvania Avenue was authorized an extension for its Land Development Project due to a change in legal counsel; Renehan Building Group was granted escrow releases for 347 Old Lincoln Highway and 361 Old Lincoln Highway.

Mark Niemiec stated he would like to see the unnamed, paved loop on the Monument Grounds have two (2) stop signs added at the intersection of Malvern and Monument Avenues for pedestrian and vehicle safety purposes.

PLANNING COMMISSION

January 19, 2017

Page 3

Planning Commission discussion focused on whether “One Way” directional signs could be installed to correctly direct vehicle traffic in the “Horseshoe” Monument Grounds’ loop. Vehicle traffic should flow in from the intersection of Monument and Malvern Avenues, and exit out on Monument Avenue, near Wayne Avenue.

b) ZONING HEARING BOARD - DETERMINATIONS

No determinations pending.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Mark Niemiec and unanimously carried by a vote of 7-0, to adjourn the meeting at 8:50 p.m.

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