

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

Also Present: Ari Christakis, Borough Solicitor
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 7-0, to approve the minutes of Thursday, December 15, 2016 with amendments from Lynne Hockenbury and 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) 156 WEST KING STREET – SKETCH PLAN

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 proposed Sketch Plan to receive Commission feedback.

Floor Plan Proposal: 1st Floor: 2 Apartments; 2nd Floor: 3 Apartments; 3rd Floor: 3 Apartments. Total of 8, 2-bedroom apartments.

Dave Bramwell stated the proposed elevator will provide access to all apartments through a common exposed walkway.

Dave Knies asked if the height of the buildings will be within the allowed thirty-five (35) height restriction. Dave Bramwell stated he will follow the height requirement.

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Dave Knies asked if there are proposed roof decks. Dave Bramwell stated he will not have roof decks.

Amy Finkbiner asked for clarification on how many bedrooms the apartments will have. Dave Bramwell stated each apartment will have two (2)-bedrooms.

Applicant is aware that various reliefs (e.g. Special Exception) will have to be acquired for approval.

Ari Christakis, Borough Solicitor advised the Planning Commission that from his cursory review of the Sketch Plan, the Applicant will have to apply for 2 (two) Variances: 1) For not providing a five (5) foot buffer between the driveway and property line; 2) For having a dwelling unit (e.g. Apartment) on the first floor. In addition, the Applicant will have to apply for a Special Exception for wanting to exceed the allowable 25% of building coverage for a non-conforming use.

b) 2017 ELECTION OF OFFICERS

A motion was made by Chris Mongeau, seconded by Carroll Sinquett and carried by a vote of 7-0, to maintain David Knies as Chair, Amy Finkbiner as Vice-Chair, and Geoff Rubino as Secretary.

c) AD HOC RANDOLPH WOODS COMMITTEE - REPRESENTATION

Dave Knies nominated Mark Niemiec to serve on the Ad Hoc Randolph Woods Committee as he was the primary reason for the creation of the committee. The Planning Commission unanimously agreed to have Mark Niemiec be the Planning Commission representative to serve on the Committee.

Mark Niemiec thanked the members of the Planning Commission for their support and expressed his optimism that Joe Bones will serve on the ad hoc committee on behalf of the Shade Tree Commission and that John Kohler will serve on the ad hoc committee as one (1) of the two (2) residents at-large. Mark Niemiec stated both gentleman have been instrumental in insuring buy-in from Borough Council with their professional expertise.

5. OLD BUSINESS:

a) 346 EAST KING STREET – PROPOSED SKETCH PLAN

Owner/Applicant:	Robert & Patricia Chambers	Zoned: C3 - Commercial
	323 E. King St.	Tax Parcel: 2-04-0297
	Malvern, PA 19355	

Bob Chambers, Owner/Applicant and Richard Covatta, Architect were in attendance to review a proposed Sketch Plan as was requested by the Planning Commission at its Thursday, December 15, 2016 Public Meeting.

Richard Covatta explained the proposed Sketch Plan consist of a 3-story, new construction, mixed-use building that connects to the adjacent existing structure on East King Street. New construction proposes: 1st Floor: 24,000 sq. ft. of retail; 1- bedroom apartment to be ADA-accessible; 2nd Floor: 3- 1-bedroom apartments; 3rd Floor: 3- 1-bedroom apartments
Total number of apartments = 7

New structure dimensions (LxWxH) = 36ft x 56ft x 39ft; to ridge mid span of roof at 35ft abuts side yard property line; No roof deck, small balconies proposed.

Dave Knies asked Mr. Chambers if he would consider eliminating the first floor apartment as to avoid having to apply to the Zoning Hearing Board for a variance since no residences are allowed on the first floor in the C-3 Zoning District. Mr. Chambers stated he will eliminate the first floor dwelling unit.

Ari Christakis, Borough Solicitor discussed with Richard Covatta the calculation of parking spaces per the Borough's Zoning Ordinance, specifically how each use of the property have their own parking requirements that must be factored in.

Ari Christakis, Borough Solicitor mentioned to Mr. Covatta to insure any future versions of the proposed Sketch Plan include some form of screening in the rear parking lot as it abuts a residential neighborhood.

Ari Christakis, Borough Solicitor stated the current Preliminary Plan that Bob Chambers submitted has an extended expiration date of February 28, 2017. Ari Christakis asked Mr. Chambers if he would be agreeable to providing the Borough with a ninety (90) or sixty (60) day extension. Mr. Chambers stated he would agree to provide an extension to the Borough.

Planning Commission unanimously agreed that the Sketch Plan, with some minor modifications will be more aligned with the Borough's Zoning Ordinance and Comprehensive Plan. Mr. Chambers will resubmit a more detailed and engineered version of the proposed Sketch Plan (i.e. Preliminary Plan, Version No. 2) to Borough Administration in the coming weeks.

b) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the previous Borough Council Meeting that Council approved a lot line change for 547 South Sugartown Road and 644 Highland Avenue as recommended by the Planning Commission. In addition, Borough Council created an Ad Hoc Randolph Woods Committee; re-appointed board and committee members; and approved an agreement with PECO to provide propane service to Borough Hall in anticipation of replacing the failing oil boiler with a more efficient propane boiler.

c) ZONING HEARING BOARD – OPEN APPLICATIONS

No hearings scheduled.

d) ZONING HEARING BOARD - DETERMINATIONS

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No determinations pending.

e) 2017 INITIATIVES

Dave Knies mentioned the January 19, 2017 Meeting will be dedicated to the Planning Commission identifying initiatives to address during the 2017 Calendar Year, such as the East-end gateway of the Borough along East King Street. Mark Niemiec suggested the location of the Malvern Fire Company sign may be a viable site for further discussion.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Lynne Hockenbury and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:15 p.m.

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