

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

Also Present: Dan Daley, Borough Engineer  
Ari Christakis, Borough Solicitor  
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, July 6, 2017 as amended.

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) John Buckley, 165 Church Street, would like to have agendas posted at the Malvern post office on King Street.

4. NEW BUSINESS:

a) 51 RUTHLAND AVENUE – PRELIMINARY/FINAL PLAN

Owner/Applicant: Richard & Walter Haly, III	Application #: 17 – 04
Lot Size: 0.85 acres	Zoned: R4
	Tax Parcel: 2 – 4 – 38

Dave Knies stated per the Pennsylvania Municipal Planning Code, the Planning Commission is 'Accepting' the Preliminary / Final Plan to begin the ninety (90) day review period.

John Robinson, Engineer was present on behalf of the applicant.

Chris Mongeau questioned why the twin homes were setback as far back as they were. Mr. Robinson stated the setbacks were designed to provide privacy and reduce vehicle noise from traffic on Ruthland Avenue.

Carroll Siquett asked Mr. Robinson if the soils have been perk tested. Mr. Robinson stated the soils have been perked, however, the results have not been analyzed.

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Chris Mongeau questioned if the garage façades could be pushed back and not stick out past the front of the twin homes. Mr. Robinson stated the applicant proposes to install garage doors that match the look of the twin homes and not have the typical plain look of garage doors.

b) 324/328 EAST KING STREET – PARKING EXPANSION

Owner/Applicant: Jim Renehan/Renehan Reality, Inc. Application #: N/A  
Lot Size: 0.32 acres (Combined) Zoned: C3 Tax Parcel: 2-4-293 & 294

Jim Renehan, applicant, was present on behalf of the project. Mr. Renehan stated he does not think his parking expansion should be classified as a Major land development project, specifically referring to the required \$7,500.00 escrow fee. He is requesting the Planning Commission consider allowing him to submit his application as a Minor land development project.

Ari Christakis stated the Planning Commission does not have the authority to reclassify applications. Mr. Renehan may submit his application with a waiver request to include a reclassification, at which time the Planning Commission may make a recommendation to Borough Council to approve or deny the waiver. Mr. Christakis stated Mr. Renehan is able to request that the Borough Administration, under the advisement of the Borough Engineer, may calculate an escrow fee that better suits the proposed project. In addition, Mr. Renehan should submit a list of all waivers he would be seeking from being classified as a Major land development.

Mr. Renehan was amicable to working with Borough Administration in calculating a more appropriate escrow amount.

c) ZONING HEARING BOARD – OPEN APPLICATION

Neil Lovekin stated the next scheduled hearing is for Monday, July 24<sup>th</sup> has been rescheduled to Monday, July 31<sup>st</sup> at 7:00 p.m. The hearing is for Thomas and Jaime Bemiller, 227 Monument Avenue, who are seeking a variance from Section 601 and 2401.A.11.d. in order to allow more than one (1) supplemental dwelling unit on a lot. The applicants are requesting authorization to use an existing structure as an additional supplement dwelling unit. There is an existing garage apartment and cottage on the lot.

At the July 6<sup>th</sup> Planning Commission Meeting, a recommendation was made to Borough Council to discussion having the Borough Solicitor investigate the application and to attend the Zoning Hearing on behalf of the borough. In addition, the Planning Commission recommended the Fire Marshal conduct a life safety review of the application.

Neil Lovekin reported that Fire Marshal conducted a review of 227 Monument Avenue and did not identify any emergency vehicle access or life safety concerns.

5. OLD BUSINESS:

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a) 323 OLD LINCOLN HIGHWAY – PRELIMINARY/FINAL PLAN

Owner/Applicant: Lewis Sheetz/David Hopkins

Application #: 17-03

Lot Size: 0.89 acres

Zoned: R3-B

Tax Parcel: 2-4-38

The applicant is proposing to subdivide 323 Old Lincoln Highway into three (3) lots and construct one (1) two-family semi-detached dwelling. The existing single family dwelling is proposed to remain. The parcel is located off of the north-side of Old Lincoln Highway, between Miner Street and Raffaella Drive. Access to the proposed two-family semi-detached dwelling is proposed via a private road.

Dave Hopkins, Developer/Equitable Owner, and John Robinson, Engineer, were present on behalf of the project.

Dan Daley reviewed his letter dated July 14, 2017 with the Planning Commission regarding the above referenced plan. Specific sections reviewed in detail were: 1) The Planning Commission requesting an arborist review of the existing trees onsite; 2) Review by the Shade Tree Commission; 3) The proposed plan does not sufficiently account for or depict tree removal/replacement; 4) Easement Agreements; 5) Slopes/Drainage of lots – particularly lot #4; 6) Stormwater management improvements; and 7) Landscape buffering.

Dan Daley said he would provide Ira Dutter's, Public Works Superintendent contact information to Mr. Robinson to find out if the borough knows where there are stormwater inlets and pipes along Old Lincoln Highway.

Mr. Robinson stated the applicant proposes to widen the private drive off of Old Lincoln Highway to match the project being constructed by the Renehan Building Group, which is twenty-four (24) feet wide. Dan Daley stated the width is the same that is being required of Heather LaGrie, who is building three (3) homes at the northeastern portion of the private drive. Planning Commissioners were in agreement that Mr. Hopkins, applicant should widen to twenty-four (24) feet to be consistent with other developers and any possible court orders that may have transpired regarding the private drive.

Planning Commissioners were in agreement that they would like Mr. Hopkins to submit a review extension prior to the next Borough Council Meeting on August 1<sup>st</sup> and to submit revised plans based on Dan Daley's review letter dated, July 14, 2017.

b) 2017 INITIATIVES

Commissioners were in agreement to table discussion.

c) BY-LAWS

Ari Christakis is drafting a mission and vision statements for the Planning Commission to review instead of reviewing the By-Laws.

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d) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the July 18<sup>th</sup> Borough Council Meeting, council took the following action: 1) Swore in one (1) one part-time police officer; 2) Awarded the 2017 Paving Project to DiRocco Bros., Inc. to resurface South Warren Avenue; 3) Adopted the Floodplain Ordinance; and 4) Discuss dedication of a bench at Burke Park to Paul Wilkins, former member of the Malvern Fire Company.

e) ZONING HEARING BOARD - DETERMINATIONS

No new determinations have been made.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Amy Finkbiner, seconded by Lynne Hockenbury and carried by a vote of 7-0, to adjourn the meeting at 10:12 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Borough Manager/Secretary