

1. CALL TO ORDER:

PRESENT:

David Knies, Chair
Mark Niemiec, Vice-Chair
Lynne Frederick, Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Carroll Sinquett, Commissioner
Zoe Warner, Commissioner

ABSENT:

Staff & Professionals Present:

Ari Christakis, Borough Solicitor
Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Frederick, seconded by Chris Mongeau, and carried by a vote of 7-0, to approve the minutes of Thursday, May 17, 2018, as submitted.

3. UNFINISHED BUSINESS:

a) BACKYARD POULTRY – ZONING ORDINANCE AMENDMENT

Adam Grimes, 108 Ruthland Avenue, read aloud a prepared statement in opposition of amending the Zoning Ordinance regarding the keeping of backyard poultry, including excessive noise. Mr. Grimes stated he lives diagonally behind from a resident that has chickens and ducks and therefore he is speaking from first-hand experience.

Carroll Sinquett encouraged Mr. Grimes to attend the Tuesday, July 17, 2018 meeting of Borough Council to state his concerns in regards to amending the Zoning Ordinance to permit the limited keeping of chickens and ducks.

Pat Marcozzi, 221 Channing Avenue, thinks a minimum lot size should be set to allow for the keeping of chickens and ducks.

Discussion focused on whether zoning provisions should include minimum lot size and/or minimum setbacks to regulate the keeping of livestock. Ari Christakis pointed-out that the draft ordinance amendment sets minimum setbacks but does not have a minimum lot size as was determined at a prior meeting of the Planning Commission.

A motion was made by Zoe Warner, seconded by Mark Niemiec, and carried by a vote of 5-1-1, Geoff Rubino opposed citing a minimum lot size should be determined, Carroll Sinquett abstained citing his close proximity to the property owner that has been cited for the keeping of livestock, to recommend approval of an ordinance amending section 220-2312,

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keeping of pets and livestock, of the Zoning Ordinance of the Borough of Malvern to permit the limited keeping of chickens and ducks as an accessory use to single-family residential dwellings.

4. NEW BUSINESS:

a) 126 WOODLAND AVENUE – REZONING

Owner/Applicant: Saint Patrick’s Parish

Application #: 18-03

Combined Lot Size: 2.728 acres Zoned: I4/R4

Tax Parcels: 2-4-239/238 &
2-4-244.1

Applicant proposes to rezone adjacent properties in the R4 into the I4 zoning district. The properties identified as 131-133 Channing Avenue and 130 Woodland Avenue are located in the Borough's R-4 Residential zoning district and are both adjacent to St. Patrick's existing school building and parish campus located in the Borough's I-4 Institutional zoning district. The proposed rezoning is related to the current preliminary land development application for St. Patrick’s Church with a review expiration of September 11, 2018.

Ted Jeffries, Project Director, Matt Bush, Project Engineer, and Kelly Sullivan, Applicant’s Attorney were present on behalf of the project.

Topics discussed included, school bus traffic flow and drop-off point(s), off-street parking, and sewer connection coordination with the Woodland Avenue Streetscape project.

Matt Bush, Ari Christakis, and Neil Lovekin summarized the key points that have arisen from the coordination meeting that occurred between Borough officials and Saint Patrick’s officials in reference to the Borough Engineer’s review letter of the Preliminary Plan submission.

Ari Christakis asked Ted Jefferies if Saint Patrick’s Parish would be amicable to dedicating Right-of-Way on Channing Avenue to the Borough. Mr. Jefferies stated he would have to confirm with the appropriate officials, but he does not foresee any reason why it would not be dedicated.

A motion was made by Chris Mongeau, seconded by Carroll Siquett, and carried by a vote of 7-0, to recommend approval of an ordinance to amend the Borough of Malvern Zoning Ordinance of 2003 and Borough Zoning Map, to rezone 131133 Channing Avenue (UPI No. 2-4-238) and 130 Woodland Avenue (UPI No. 2-4-244.1) located in the R-4, Residential Zoning District to the I-4, Institutional Zoning District.

a) BOROUGH COUNCIL UPDATE

Carroll Siquett stated at the June 19, 2018 meeting of Borough Council, discussion items included: 1) Hiring of one full-time police officer; 2) Borough Hall HVAC bid awards; 3) Ordinance amendment for competitive bidding thresholds; and 4) Committee update of the *Malvern Borough-wide Multimodal Transportation Study*.

b) OPEN ZONING HEARING APPLICATIONS

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Neil Lovekin stated LaGrie, LLC., owner of 353 Old Lincoln Highway, an undeveloped tract of land, submitted an application to the Zoning Hearing Board appealing the Zoning Officer's determination. The hearing was originally scheduled for Monday, June 18, 2018 and a continuance/postponement was mutually agreed upon by both parties. The hearing has been scheduled for Monday, July 23, 2018.

c) MEETING SCHEDULE – JULY 5, 2018

Neil Lovekin stated there are no subdivision and land development projects under review by the Borough Engineer at this time. Planning Commission was in agreement to cancel the Thursday, July 5, 2018 meeting. The next scheduled meeting of the Planning Commission is Thursday, July 19, 2018.

5. 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.

No member of the audience had any comments for the Planning Commission.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Mark Niemiec, seconded by Chris Mongeau, and carried by a vote of 7-0 to adjourn the meeting at 8:28 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary