

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: Dan Daley, Borough Engineer  
Louis Colagreco, Esq. Conflict Counsel  
Christopher Bashore, Borough Manager  
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Chris Mongeau, seconded by Carroll Siquett and carried by a vote of 7-0, to approve the minutes of Thursday, March 2, 2017 with amendments made by 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) 323 OLD LINCOLN HIGHWAY – PRELIMINARY/FINAL PLAN

Owner/Applicant: Lewis Sheetz      Application #: N/A  
Lot Size: 0.89 acres      Zoned: R3-B      Tax Parcel: 2-4-38

Applicant proposes subdividing one (1) lot into three (3) lots and to incorporate a lot line change.

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

Jack Robinson stated Lots #2 and #3 will consists of semi-detached homes, while Lot #1 will remain a single home.

Jack Robinson mentioned all utilities except the water line will be installed along the private driveway abutting the east-side of the project. Planning Commissioners want documentation included with the final plan submission that show the developer has rights to access the private driveway off of Old Lincoln Highway. Dan Daley stated the latest court judgement made in December of 2016 does provide access to the lots proposed in this project.

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Carroll Sinquett asked Jack Robinson about the lot line change incorporated in the Preliminary/Final Plan submission. Mr. Robinson stated Lewis Sheetz, property owner started the lot line adjustment back in 2006, and however, Mr. Lewis did not finalize/record the change. Therefore, Dave Hopkins is proposing to do the lot line change with the subdivision and land development application.

Jack Robinson stated there are easements that will need to be created prior to Preliminary/Final Plan adoption, including Lot #3 having an encroachment of a detached garage from a property on Miner Street.

Discussion included increasing the width of the water utility easement from the indicated ten (10) feet to the Borough Subdivision and Land Development Ordinance requirement of twenty (20) feet. If the Applicant is unable to meet the ordinance requirement, a waiver request should be justifiable.

Planning Commissioners want to see legal matters resolved regarding the private drive off of Old Lincoln Highway prior to recommending final approval to Borough Council. Dan Daley estimates approximately eighteen (18) lots/properties will exist with rights to the private drive once built-out.

4. NEW BUSINESS:

a) 100 QUAKER LANE – PRELIMINARY/FINAL PLAN

Owner/Applicant: McMour Ltd. Partnership      Application #: 17-02  
Lot Size: 1.6 acres      Zoned:LI-1      Tax Parcel: 2-3-3.1

Applicant proposes new construction of a warehouse addition (6,271 sq. ft.) to the existing structure. The applicant is requesting a waiver from the 4-Step Process as outlined in the Borough's Subdivision and Land Development Ordinance.

No representatives were present on behalf of the project.

Planning Commission agreed to accept the Preliminary/Final Plan as submitted, per the Pennsylvania Municipal Planning Code, to commence the ninety (90) day review period.

b) 148 S. WARREN AVE. – MALVERN PREP – PRELIMINARY/FINAL PLAN

Owner/Applicant: Malvern Preparatory School      Application #: 17-01  
Lot Size: 99.63 acres      Zoned:I-1      Tax Parcel: 2-3-7-34

Applicant proposes construction of two new buildings on its campus, specifically the construction of a new middle school building to be located between the existing Duffy Arts Center and Dougherty Hall and a STEAM expansion (identified as the proposed Augustine Center) to connect the existing Carney Hall and Sullivan Hall.

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Ted Caniglia, Chief Finance Officer for the Malvern Preparatory School and Jim Bannon, Engineer were present on behalf of the project.

Mark Niemiec inquired when Malvern Preparatory School would like to start construction on the new Augustine Center. Ted Caniglia stated the School anticipates to begin construction in May of 2018, dependent upon obtaining all permits and necessary funding.

Amy Finkbiner asked if trees will be removed to accommodate on the proposed site for Augustine Center. Jim Bannon stated a few trees will have to be removed near Carney Hall. Chris Mongeau stated those trees will have to be accounted for when considering fee-in-lieu and/or number of new plantings per the Borough's Subdivision and Land Development Ordinance.

Carroll Sinquett asked if the proposed new building will be approximately ten (10) feet closer to South Warren Avenue than Sullivan Hall. Jim Bannon said the Augustine Center will proposed to be ten (10) feet closer.

Dave Knies asked what the proposed height of the new building will be. Jim Bannon stated the building will be within the Borough's Zoning Ordinance height requirements, no variances are anticipated.

Dave Knies asked if Malvern Preparatory School would consider installing sidewalk on the west-side of South Warren Avenue along its property as part of its land development plans. Ted Caniglia stated he will bring this inquiry to the School's Board for its consideration.

c) 2016 ANNUAL REPORT OF THE PLANNING COMMISSION

Dave Knies stated he will be providing the 2016 Annual Report of the Planning Commission to Borough Council at its Tuesday, March 21, 2017 meeting. Copies of the report were distributed to Planning Commissioners prior to the start of the meeting.

5. OLD BUSINESS:

a) 217 SOUTH WARREN AVENUE – REVISED LANDSCAPE PLAN

Owner/Applicant: Greenstone Development II Corp	Application #: 12-7
Lot Size: 1.3 acres	Zoned: R-4
	Tax Parcel: 2-7-36

Lauren Duffy, TAG Builders, Inc. was present on behalf of the applicant.

Lou Colagreco stated TAG Builders Inc., the developer of 217 S. Warren Avenue had removed trees that were shown to remain on the previously approved subdivision plan. As a result, the Borough has required the developer to submit a revised landscape plan depicting replacement trees and obtain approval from the Borough Council for the plan modification.

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Dave Knies inquired about the process of TAG Builders, Inc. setting up an escrow account. Chris Bashore stated within fourteen (14) days of the revised landscape plan being approved by Borough Council, with the fee-in-lieu for the unplanted trees, TAG Builders, Inc. must provide a letter of credit from a bank prior to recording revised plans with the County Recorder of Deeds.

Lou Colagreco asked when settlement date is for the first constructed home. Lauren Duffy stated settlement is scheduled for late May 2017. Lou Colagreco stated the revised plan(s) are to be recorded with the County, prior to settlement.

A motion was made by Carroll Siquett, seconded by Chris Mongeau and carried by a vote of 7-0, to recommend approval of the landscape plan contingent on the applicant agreeing to address, Borough Engineer's comments marked 4, 5.a and 5.c from the letter dated, March 10, 2017:

Comment #4: Recommend that all large stature shade trees such as red oak, planetree and sweetgum be located no closer than five feet to the edge of any walkway or driveway. This setback will minimize the impacts of the root and trunk growth.

Comment #5.a: Recommend adding a total quantity of trees to the Plant List chart on sheet #8 of 11.

Comment #5.c: Recommend the landscape plan be required to be recorded at the County following approval and that the developer's financial security amount be adjusted to account for the landscape plan changes.

### b) RANDOLPH WOODS AD HOC COMMITTEE - UPDATE

Mark Niemiec stated the Randolph Woods Ad Hoc Committee held its first meeting on Wednesday, March 15, 2017 and formed subcommittees, each one to address three (3) to four (4) of the Borough Council's recommended action items specified in Resolution NO. 726. The Committee's next meeting will include members of the Willistown Trust to review conditions of the conversation easement.

### c) ZONING HEARING BOARD – OPEN APPLICATION

No pending zoning hearings scheduled.

### d) 2017 INITIATIVES

Commissioners were in agreement to table discussion.

### e) BYLAWS

Dave Knies requested Commissioners review the draft bylaws and be prepared to discuss

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at the Thursday, April 6 meeting. Chris Mongeau thought the section regarding attendance is too restrictive.

f) BOROUGH COUNCIL UPDATE

Commissioners were in agreement to table discussion.

g) ZONING HEARING BOARD - DETERMINATIONS

No pending zoning hearings determinations.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Mark Niemiec and unanimously carried by a vote of 7-0, to adjourn the meeting at 9:32 p.m.

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