

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: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Mark Niemiec, seconded by Geoff Rubino and carried by a vote of 7-0, to approve the minutes of Thursday, October 20, 2016 as submitted.

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, inquired on whether the Borough would consider installing a larger bulletin board on the Post Office's wall. Carroll Siquett suggested Mr. Buckley address this question to Borough Council for their determination.

4. NEW BUSINESS:

a) 547 SUGARTOWN ROAD – LOT LINE CHANGE

Owner/Applicant:	Amy Meisinger	Zoned: R2 – Residential District
	547 Sugartown Road	Tax Parcel: 2-06-25.1
	Malvern, PA 19355	

Jamie Jun, Attorney representing Amy Meisinger and Jeff Turner of Site Engineering Concepts, LLC presented a proposal, dated September 27, 2016 for a lot line adjustment resulting in 2,200 S.F. of lot area being transferred from David and Barry Harshaw, 644 Highland Avenue. An Owner Authorization, signed by the owners of 644 Highland Avenue indicating they consent to and authorize the lot line submission has been submitted to the Borough. Jamie Jun stated one (1) waiver will be requested from the Subdivision and Land Development Ordinance, Section 511.C. regarding side lot lines are to be at right angles to the rear lot line.

Amy Meisinger, 547 Sugartown Road, and David and Barry Harshaw, 644 Highland Avenue were present.

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Carroll Sinquett asked if the existing fence will need to be relocated after the proposed lot line change. Jamie Jun stated the fence will not need to be relocated.

b) 2017 MEETING SCHEDULE

Planning Commissioners reviewed the proposed 2017 Meeting Dates, changes were made to the month of June to accurately correspond with the first and third Thursdays of the month. The dates were corrected to read Thursday, June 1, 2017 and Thursday, June 15, 2017.

5. OLD BUSINESS:

a) 346 EAST KING STREET – CHAMBERS LAND DEVELOPMENT

Dave Knies stated he anticipates this land development plan to be discussed at the Thursday, December 1, 2016 meeting.

b) 128 -142 EAST KING STREET – NAYLOR LAND DEVELOPMENT

Dave Knies stated he was informed by Borough Manager Bashore that the property owner has postponed presenting its conceptual plan to Borough Council until early January/February 2017.

c) RANDOLPH WOODS PRESENTATION

Mark Niemiec stated he presented his and Joe Bones' findings and recommendations for Randolph Woods to Borough Council. Mark stated that Borough Council may form a taskforce of various Borough officials, including members from the Parks & Recreation Committee, Planning Commission and Borough Council.

d) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the previous Borough Council Meeting that the Police Chief was authorized to purchase a new vehicle for his duties as Police Chief; the Borough has entered into an agreement to purchase four (4) parcels of land at the North Warren Avenue gateway so they may remain open space; and the County awarded nearly \$500,000 of Community Revitalization Funds to the Borough to complete the Woodland Avenue Streetscape project.

e) ZONING HEARING BOARD – OPEN APPLICATIONS

No hearings scheduled.

f) ZONING HEARING BOARD - DETERMINATIONS

No determinations pending.

6. ADJOURNMENT:

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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 8:16 p.m.

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