

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

Also Present: Ari Christakis, Borough Solicitor
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Mark Niemiec, seconded by Carroll Sinquett and carried by a vote of 6-0, Lynne Frederick abstained due to being absent, to approve the minutes of Thursday, September 21, 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) Kurt Leininger, 211 Channing Avenue, presented a summary of his research he conducted for 118 Woodland Avenue, which is one of two homes proposed to be demolished by Saint Pat's Church as stated in the September 25th Zoning Hearing.

Attachment 1: Ownership History of 118 Woodland Avenue

4. OLD BUSINESS:

a) OPEN ZONING HEARING APPLICATIONS

No new applications were submitted to Borough Administration since the September 21st Meeting of the Planning Commission.

b) BY-LAWS/ REVIEW PROCEDURES

Ari Christakis stated he drafted a preliminary form of an extension agreement for Subdivision and Land Development applications for the Planning Commission to review. The idea is that an Applicant would execute this Agreement on the evening of a meeting where the Planning Commission tells them to revise and resubmit.

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Dave Knies stated he would like to review the draft extension agreement and wants to ensure any action taken with an extension agreement will not conflict with the Borough Engineer's reviews.

Chris Mongeau would like to see plans that would require action(s) by the Planning Commission, plans that have been vetted through the Borough Engineer.

Ari Christakis stated the Planning Commission should not discourage applicants from seeking feedback, because this is when waivers would be discussed.

c) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the October 17, 2017 meeting of Borough Council discussion included the 2018 draft Budget, with focus on civic organizations' requests.

d) ZONING HEARING BOARD – DETERMINATIONS

i) Renehan Building Group, Inc. – 328 East King Street

Ari Christakis stated at the September 25, 2017 meeting, the Zoning Hearing Board voted to grant a variance from Section 220-2401 of the Borough's Zoning Ordinance to the applicant, Renehan Building Group. The relief was conditioned on the applicant's compliance with the evidence presented at the hearing. The applicant, Renehan Building Group, was seeking a variance in order to allow for an accessory structure in excess of the prescribed 15 feet maximum. The proposed structure height is 17 feet.

ii) Saint Patrick's Church – Channing and Woodland Avenues

Ari Christakis stated at the September 25, 2017 meeting, the Zoning Hearing Board took testimony from the applicant, Saint Patrick's Church, including a review of the layout plan. The applicant is seeking a Special Exception from Section 220-1903.B of the Borough's Zoning Ordinance. There were five (5) individuals who requested party status to the proceedings. In addition, the Borough Solicitor attended the hearing on behalf of the Borough, but not in opposition to the application as discussed at the September 19, 2017 Borough Council Meeting. The primary concern raised by the surrounding property owners was the demolition of the existing structures on Woodland Avenue. A decision was not issued at this hearing and will be issued at the Zoning Hearing Board meeting on October 23, 2017.

5. NEW BUSINESS:

a) 156 WEST KING STREET – PRELIMINARY/FINAL – REVIEW #1

Owner/Applicant: 203 Management, LLC

Application #: 17-06

Lot Size: 0.22 acre & 0.15 acre

Zoned: C2

Tax Parcels: 2-3-29 &

2-3-29.1

Applicant proposes an addition to the existing 3-unit apartment building and an additional apartment structure with 5-units.

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On February 22, 2017, the Zoning Hearing Board rendered a decision to grant certain variances for the expansion of the residential use upon the adjacent parcel. The parcels will be combined into one. Additionally, relief was granted in order to allow for first floor apartments where retail is required (the current building has a first floor apartment). Conditions were imposed on the relief, which included the installation of a buffer with the neighboring residential property to the west.

No representative was present on behalf of the project.

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.

b) ORDINANCE AMENDMENT – CHAPTER 220 ZONING – APPENDIX A: PLANT MATERIALS LIST

Bobbi Tower, Shade Tree Commissioner, reviewed the Shade Tree Commission's recommendations for amending Appendix A, citing revisions to the plant materials lists are to better address diversity of tree species, taking into account climate, hardness, insect resistance, and tree canopy.

A motion was made by Carroll Siquett seconded by Lynne Frederick and carried by a vote of 7-0, to recommend approval of Appendix A: Plant Materials List of the Borough's Zoning Ordinance.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Lynne Frederick, seconded by Carroll Siquett, and carried by a vote of 7-0, to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Neil Lovekin
Assistant Borough Manager/Secretary

OWNERSHIP HISTORY OF 118 WOODLAND AVENUE

1879 - Isaac Hall buys "lumber and coal yard" from William Evans. (Was this the same Wm Penn Evans elected to PA congress in 1887 ?)

1882 - Isaac Hall partnership with Levi Thomas is dissolved, and Hall continues ownership at the same place. (This is a much larger parcel than 118 Woodland, probably extending to the corner of Woodland & Robert, and possibly the large parcel along First Avenue from Woodland to Church St.)

1885 - James Davis buys 27,000 sq ft of land from Isaac Hall, for \$7,000. (This no doubt included the lot extending to Roberts Ave.)

1889 - brick house is built by Davis (according to tax records that note "new house" in the 1890 Malvern tax record for this property)

1891 - Levi Priest & sister Eliza buy brick house and 9,500 sq ft of land from James Davis, for \$3,900.

1901 - William Zook buys brick house and 1,500 sq ft of land from Levi Priest, J. Darlington Priest & wife Sarah, and Sallie Bind & husband Harmon, for \$4,400.

1929 - simultaneous transactions (with the same two witnesses):

Marshall Reynolds buys house and lot from William Zook & wife Abbie, for \$1.00.

William Zook & wife Abbie buy house from Marshall Reynolds, widower, for \$1.00. (Wm Zook dies June 1929.)

1941 - Abbie Zook dies, her will appoints Edwin Zook & Gertrude Zook as executors ("Edwin has since died"); "\$5,000, "all that certain brick house and lot with piece of land, 1,030 sq ft."

1953 - St Patrick Roman Catholic Parish buys several parcels along Woodland from various owners, including Malvern Borough (probably the old water tank along Roberts).