

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 Amy Finkbiner, seconded by Mark Niemiec and carried by a vote of 5-0 to approve the minutes of Thursday, September 1, 2016 as submitted. Chris Mongeau and Lynne Hockenbury abstained due to not being in attendance for the September 1, 2016 meeting.

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) Danny Fruchter, 234 Channing Avenue asked what the status is of the ordinance amendment that sets maximum front yard setbacks. Amy Finkbiner clarified that the amendment was designated to minimize nonconformities and to encourage a pedestrian-oriented feel in the R4 and R5 Districts.

4. NEW BUSINESS:

a) No new business was discussed.

5. OLD BUSINESS:

a) 346 EAST KING STREET – SITE VISIT RECAP

Owner/Applicant:	Robert & Patricia Chambers	Zoned: C3 - Commercial
	323 E. King St.	Tax Parcel: 2-04-0297
	Malvern, PA 19355	

Amy Finkbiner was concerned with the proposed turning radius for the off-street parking. She would like to know what the Borough Engineer's calculations turn out to be.

Carroll Siquett was concerned with the steep slope off of King Street into the off-street parking lot.

Dave Knies felt the Chambers resubmitted the same plan, with the exception of the shared stairwell. He was disappointed to see the same structure dimensions, number of parking spaces, and uses on a small lot.

Planning Commission was in agreement that Borough Council may want to consider eliminating the painted on-street parking spaces that border 323 E. King Street as they may pose a safety hazard.

**b) RANDOLPH WOODS – PRESENTATION TO PARKS & RECREATION COMMITTEE MEMBERS**

Mark Niemiec provided a summary of a report compiled by Joe Bones and himself regarding the condition of Randolph Woods and possible maintenance issues and suggested activities.

Joe Bones provided greater detail of the encroachment by adjoining Willistown residents onto parkland and the environmental impacts the BMX obstacle course has caused on the trail network, as well as, the significance that phragmites have in degrading the wetlands habitat.

No further action items were identified.

**c) ORDINANCE(S) REVIEW**

No ordinances were reviewed.

**d) PLAN REVIEW PROCESS**

Tabled.

**e) BOROUGH COUNCIL UPDATE**

No update as the next scheduled Borough Council meeting is Tuesday, September 20, 2016.

**f) ZONING HEARING BOARD – OPEN APPLICATIONS**

Dave Knies reminded Commissioners of the upcoming hearing for 203 East Broad Street regarding the variance request for exceeding maximum lot coverage. The Hearing is scheduled for Monday, September 26, 2016 at 5:30 p.m.

Dave Knies stated there is one new application that will be considered by the Zoning Hearing Board; a hearing date has not been set for this application. The applicant is seeking a Special Exception to conduct a major home occupation at 210 2nd Avenue pursuant to section 2412 of the Borough's Zoning Ordinance.

PLANNING COMMISSION

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A motion was made by Amy Finkbiner, seconded by Chris Mongeau and carried by a vote of 7-0 to recommend that Borough Council not send the Borough Solicitor to the hearing.

g) ZONING HEARING BOARD - DETERMINATIONS

No determination pending.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Amy Finkbiner, seconded by Chris Mongeau and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:15 p.m.

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