

1. CALL TO ORDER

PLANNING COMMISSION PRESENT:

Carroll Sinquett, Chair
Zoe Warner, Ph.D., Vice Chair
David Knies, Ph.D., Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Mark Niemiec, Commissioner
Scott Oswald, Commissioner
Brian Hamilton, Alternate Commissioner

ABSENT:

None

Staff & Professionals Present:

Christopher Bashore, Borough Manager
Tiffany M. Loomis, Assistant Borough Manager & Zoning Officer
Kenneth Kynett, Esq., Planning Commission Solicitor

2. MINUTES

A motion was made by Dr. David Knies, Ph.D., seconded by Mr. Mark Niemiec and carried by a vote of 7-0, to approve the minutes from the May 20, 2021 meeting of the Planning Commission as submitted.

3. UNFINISHED BUSINESS

Zoning & Subdivision and Land Development Ordinance Amendments

- Street Tree and Plant Materials List

Chairman Carroll Sinquett re-introduced the Street Tree Ordinance Amendments. There were changes made to the text therefore the Planning Commission needs to give their final recommendations to Borough Council.

Mr. Ken Kynett, Esq. gave an in-depth explanation in line with the May 20, 2021 meeting stating that the plant materials is currently included as an appendix. The current list can be adopted with the ordinance changes and that list can be easily and quickly afterward. Amending from time to time by resolution avoids a cumbersome ordinance amendment process moving forward.

The Planning Commission members discussed in detail native versus non-native species. Dr. Zoe Warner, Ph.D. and Mr. Scott Oswald are in favor of including only native species while the remaining members are in favor of including both on the list and moving forward with the list as it currently stands with the list being amended by resolution.

Mr. Geoff Rubino recommended that the Borough and Planning Commission utilize the information provided by Dr. Zoe Warner, Ph.D. regarding USDA Forest Services contact for tree and plant list recommendations.

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RECOMMENDATION(s):

A motion was made by Mr. Mark Niemiec, seconded by Mr. Chris Mongeau. carried by a vote of 5-2, recommending the proposed Street Tree Ordinance Amendment(s), as presented, providing for the adoption and amendment by Borough Council of changes to the list of acceptable Street Trees by resolution from time to time. Dr. Zoe Warner, Ph.D. and Mr. Scott Oswald opposed the adoption of the motion due to wanting the acceptable plant materials list updated prior to the amendments to the ordinance being adopted.

A motion was made by Mr. Chris Mongeau, seconded by Mr. Geoff Rubino, carried by a vote of 5-2, recommending the Plant Materials Ordinance Amendment(s), as presented, providing for the adoption and amendment by Borough Council of changes to the list of acceptable Plant Materials by resolution from time to time. Dr. Zoe Warner, Ph.D. and Mr. Scott Oswald opposed the adoption of the motion due to wanting the acceptable plant materials list updated prior to the amendments to the ordinance being adopted.

Zoning Ordinance Amendment

- Outdoor Dining/ Café Regulations

The Planning Commission is in agreement with allowing outdoor dining on property in Commercially Zoned districts and to remove archaic uses such as millinery shop in these Zoning Districts.

RECOMMENDATION:

A motion was made by Dr. Dave Knies, seconded by Mr. Mark Niemiec. carried by a vote of 7-0, recommending the proposed Outdoor Dining Amendment, as presented, passed unanimously.

4. NEW BUSINESS

There were no items of New Business for discussion.

5. PUBLIC COMMENT

Mr. Mark Niemiec commented that the renovated building located at 418 E. King Street is a wonderful addition to Malvern Borough.

Mr. Christopher Bashore explained that meetings will be in person when the state legislature allows for such. He further explained the new technology recently purchased by the Borough for individuals to be able to participate in meetings virtually moving forward.

Ms. Tiffany M. Loomis followed up on the sketch plan received for 128-142 E. King Street. The sketch plan as submitted, is not compliant with the Malvern Borough Zoning Code.

Dr. David Knies will be updating the MPC Case Log format and Ms. Tiffany M. Loomis will further update the log from that point forward as new items occur.

6. ADJOURNMENT

A motion was made by Mr. Dave Knies, Ph.D., seconded by Mr. Mark Niemiec, and carried by a vote of 7-0, to adjourn the meeting at 8:29 p.m.

Respectfully submitted by,
Tiffany M. Loomis
Assistant Borough Manager & Zoning Officer