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## **Borough of Malvern**

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### **Planning Commission Regular Meeting Minutes**

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**November 21, 2013**

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#### **Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, November 21, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Cecelia Oswald and Carroll Sinquett.

Chairman Mongeau called the meeting to order at 7:35 pm.

#### **Approval of Minutes**

#### **Old Business**

Chairman Mongeau noted that there were no agenda items for the meeting. He opened the meeting up for Public Comment on any zoning or SALDO issues that the public wished to discuss with the Commission.

Discussion included:

- The proposed Rubino development on Old Lincoln Highway
- The development of the current zoning plan with its emphasis on limiting non conforming properties
- Privately held properties within the Borough that can still be developed
- Undeveloped Borough owned properties and possibility of selling them to raise funds for Borough operating budget
- Possible uses for undeveloped properties currently owned by the Borough
- Desirability for members of the Borough Council attending meetings of the Planning Commission

Cecelia Oswald moved and Chris Mongeau seconded that, the Planning Commission emphatically recommends that the Woodland Avenue property and other Borough owned properties not be sold in order to support the annual operating budget. The Planning Commission would like the opportunity to review possible uses for these properties as this is a Borough planning issue. The sale of these properties is not included in the Borough Council approved Comprehensive Plan. Furthermore the sale of capital assets to pay for one time

operating budget expenses does not make sound financial or planning sense. The motion carried unanimously.

Danny Fruchter presented his rationale for increasing the membership of the Planning Commission from five to seven members. Chris Mongeau described the past history of the Commission membership and its recent membership reduction from seven members to five members. Dave Knies gave the following reasons for increasing the membership from five to seven members:

- Two additional citizen voices
- Two more “sets of eyes” on applications
- Additional resources for tasks and task forces
- Historically the Planning Commission’s has served as a training ground for future Council persons
- Recent interest in planning matters will yield an acceptable number of candidate resumes
- Normal patterns for volunteers including typical service duration of 5-6 years and everyone gets older.

Chris Mongeau noted that all members of the Planning Commission are certified. He described the time commitment required of members and the Commission bylaws.

Dave Knies made and Carroll Sinquett seconded a motion recommending that Borough Council increase the membership of the Planning Commission from five to seven at the earliest possible time. The motion carried unanimously.

Amy Finkbiner distributed a handout containing information on the front yard setbacks as they currently exist in the Borough. The language of the ordinance as relates to setbacks was reviewed.

Further discussion included appealing the zoning for the Tag project at Second and Warren Avenues by Danny Fruchter, the distance between homes in the Borough by Dave Burton, status of the TOD study, an official map of the Borough and the role of the Planning Commission.

### **New Business**

none

All business before the Commission being completed, the meeting was adjourned at 9:30 pm.

Recorded by Marty Laney