

Borough of Malvern

Planning Commission Regular Meeting Minutes

November 5, 2015

Approved Minutes

A regular session of the Planning Commission was held on Thursday, November 5, 2015, at the Malvern Municipal Building. Members present included: Amy Finkbiner, Lynne Hockenbury, Dave Knies, Chris Mongeau, Mark Niemiec, Geoff Rubino and Carroll Sinquett.

Also present: Dave Burton, Mayor and Neil Lovekin, Assistant Borough Manager

Chairperson Knies called the meeting to order at 7:35 pm.

Minutes

Minutes for October 1, 2015, were approved as distributed.

Malvern Insights

Mark Niemiec introduced the guests, Ross Nilan and John Rhoades.

Ross Nilan is the owner of Wallace and Nilan Physical Therapy located in East Side Flats, as well as three other locations. He moved his second practice location from Paoli to Malvern 18 months ago, and business has doubled since that time. He has joined the Malvern Business and Professional Association and the King Street Merchants. Mr. Nilan noted that PT does well when located in a retail space. His patients park in the garage and enter the practice from the garage. He has a “refer a friend” program and rewards the patient making the referral with a gift card to the Malvern Buttery.

John Rhoades owns the Malvern Buttery also located in East Side Flats. He grew up in Devon, left the area and returned. He loves Malvern. It has a small town feel and is away from Lancaster Avenue. He wanted to open a coffee shop with food that would serve as a gathering place. At the Buttery you “feast with your eyes first.” His only problem has been finding staffing.

Discussion included encouraging residents to use local, non-chain, small businesses. It was noted that the trees in front of the Buttery are “not doing well.”

Walkability Study ... wrap up

The Walkability Study was presented at Borough Council on Tuesday. Dave Knies, Lynne Hockenbury, Mark Niemiec and Carroll Sinquett attended the meeting.

Syd Baglini asked the Commission to balance the desire for sidewalks with the ambiance and historic trees found in the Borough.

Paoli Battlefield Master Planning ... discussion

Dave Knies spoke with Sandy Kelley, Borough Manager, about Bruce Knapp's request. Mr. Knapp is looking to the Borough for resources, person power and leadership.

Discussion included need for someone to organize the celebration, a visitor's center, the need to organize various municipalities involved, and lack of a master plan. It was noted that Philadelphia is seeking designation as a world heritage site.

Ordinance Changes

Dave Knies spoke to Ari Christakis about the status of these.

Variance Application

An application has been filed to open a second business at 114 W. King Street, the current location of a Chiropractic office. The new business is a dog grooming service.

Public Comment

John Buckley noted that the microphones are not being used.

The meeting was adjourned at 9 pm.

Recorded by
Marty Laney