

Borough of Malvern

Planning Commission Regular Meeting Minutes

December 5, 2012

Unapproved Minutes

A regular meeting of the Planning Commission was held on Thursday, December 5, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, and Cecelia Oswald.

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

Approval of Minutes

Minutes for November 15, 2012 tabled.

Old Business

Lot Line Change Plan for Eli Kahn
151 Griffith Avenue & 233 W. First Avenue
Preliminary/Final Plan Review
Eli Kahn

A memo dated November 28, 2012, to Chris Mongeau, Chairman Malvern Borough Planning Commission from Bill Wilfong IV, Code Official was reviewed. The memo detailed Mr. Wilfong's determination that, per Section 2401.A.1 of the Zoning Ordinance, garages require only a seven foot setback from the lot lines. Chris Mongeau also received an email from the Borough Solicitor, Wendy McLean, stating that she was in agreement with the content of Bill Wilfong's memo.

Mr. Kahn does not intend to move the lot lines to make the existing lots less irregular. His goal is to get as much usable area for his primary residence as possible.

A motion was made by Chris Mongeau and seconded by Dave Knies to approve the plan as is contingent upon compliance with all remaining items in Daniel H. Daley's letter dated November 9, 2012, and Bill Wilfong's memo dated November 28, 2012. The motion carried unanimously.

New Business

Arborist

Cecelia Oswald initiated a discussion of the merits of recommending a modification to the process of Borough review of subdivision plans to include a required review by an arborist. Mrs. Oswald feels this change is necessary due to errors in tree species, diameter, placement and preference in plans submitted by various developers.

The 2013 calendar of meetings was approved.

Public Comment

None.

Case Log

Reviewed by Dave Knies

The meeting was adjourned at 8:38 pm.

Recorded by Marty Laney