

Borough of Malvern

Planning Commission Regular Meeting Minutes

February 18, 2016

Approved Minutes

A regular session of the Planning Commission was held on Thursday, February 18, 2016, at the Malvern Municipal Building. Members present included: Amy Finkbiner, Lynne Hockenbury, Dave Knies, Chris Mongeau, Mark Niemiec, and Carroll Sinquett.

Also present: Ari Christakis, Borough Solicitor, Daniel Daley, Borough Engineer and Neil Lovekin, Assistant Borough Manager.

Chairperson Knies called the meeting to order at 7:30 pm.

Minutes

Minutes for February, 2016, were approved as amended.

East King Street

Architect for the project

Robert Chambers representing the owner

The architect presented a drawing for renovation of a building at King Street and Ruthland Avenue. The property is zoned C3. The plan calls for a two story addition of four – one bedroom apartments and additional parking spaces. The height without a roof top deck stairway would not exceed 35 feet. The first floor will be commercial property with one or two tenants. It would have a King Street address. Discussion included: parking, impervious coverage, setbacks, driveway, height, and setback.

Ordinances – CHESCO Review

Letter to Christopher Bashore from Paul Farkas dated February 8, 2016, Re: Zoning Ordinance Amendment – Definitions, # ZA-1-16-13226 – Malvern Borough

AN ORDINANCE AMENDING CHAPTER 220 ZONING OF THE CODE OF ORDINANCES FOR THE BOROUGH OF MALVERN

Daniel Daley, Borough Engineer

Ari Christakis, Borough Solicitor

Mr. Daley reviewed the letter from The County of Chester. Discussion included definition of “Lot, Interior”, playfields, and impervious cover calculation.

Mr. Daley and Mr. Christakis will discuss the interior lot definition and present their recommendation to the Planning Commission.

Impervious cover calculation is based on “net” lot area. The roadway easement and sidewalks are netted out.

Lot coverage is exclusive of “public rights of way”. Mr. Christakis will define public rights of way in the ordinance. The term “impervious coverage” will be used instead of impervious surface.

Ordinances – Adverbs and Lot Dimensions

Letter to Christopher Bashore from Paul Farkas dated February 8, 2016, Re: Subdivision and Land Development Ordinance amendment – Section 300.C – Overview of Plan Submission and Review Process, # SA-1-16-13225 – Malvern Borough

AN ORDINANCE AMENDING CHAPTER 220 ZONING, OF THE CODE OF ORDINANCES FOR THE BOROUGH OF MALVERN IN ORDER TO CLARIFY AND ELIMINATE VARIOUS AMBIGUITIES

Daniel Daley, Borough Engineer
Ari Christakis, Borough Solicitor

“By right” plans were discussed. Mr. Daley will draft language for the Planning Commission to review. Mr. Christakis explained that this ordinance would be kept separate and sent to the county for review. Webster’s Dictionary will be used as it is the standard for 121 municipalities. Memorial Park wording will remain as is. “Mixed use development” was not addressed. The proposed role for a Landscape Architect was discussed – section 325 of SALDO. Mr. Daley will carry out this role as part of his activities by visiting sites starting tomorrow. This expanded role does not have to be included in the ordinance.

Public Comment

None

The meeting was adjourned at 9:50 pm.

Recorded by
Marty Laney