

Borough of Malvern

Planning Commission Regular Meeting Minutes

February 21, 2013

Approved Minutes

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

Chairman Mongeau called the meeting to order at 7:33 pm.

Approval of Minutes

Minutes for February 7, 2013 approved as corrected.

A motion was made Dave Knies and seconded by Cecelia Oswald to go into a brief executive session.

A motion was made by Cecelia Oswald and seconded by Amy Finkbiner to resume the regular meeting of the Planning Commission.

Old Business

Old Pennsylvania Avenue – buffering and screening

Bill Wilfong, Borough Code Enforcement Officer, distributed a picture of the site. One area is bare and he suggested the planting of four canopy trees - two red maples and two green maples. This site will be used strictly for storage. There will be no retail activity on the site.

The Planning Commission will recommend that the fence be made to meet existing ordinances, i.e., the appropriate side facing out. The maple trees must be the types specified in the SALDO.

Dave Knies moved and Carroll Siquett seconded a motion to approve the plan dated 2-15-13 with additional trees on ordinance list, appendix A of the Zoning Code, and the fence good side out.

The motion carried unanimously.

217 S. Warren Avenue Tom Galbally

Documents reviewed included:

Email from Dan Daley to Chris Mongeau dated 2-21-13

Email from Roman Dychdala to Dan Daley dated 2-21-13

A Letter to the Borough Council and the Planning Commission of Malvern from All the Homeowners within 500 feet of the Proposed Development on the Gable Property dated February 19, 2013

Dan Daley reviewed the contents of his email to Chris Mongeau. The discussion included: front yard setbacks, widening Warren Avenue, the proposed Gable Alley, the distance requirement for driveways from the intersection, corner clearance requirements and buffering and screening the Borough Building.

Traffic issues were discussed including speed and volume of traffic on Second Avenue, stacking of traffic getting onto Warren from Second, alley turnaround, the brick wall between Second Avenue and the Retreat property, getting onto Warren from Second and vehicles transporting children. Cecelia Oswald suggested that the Malvern Police be asked to monitor the speed on Second with equipment that they already have.

Chris Mongeau told Mr. Galbally that the Planning Commission would like to see information from a traffic engineer. There is no requirement for a traffic study but it could be used to support the request for a waiver. Cecelia Oswald asked Mr. Galbally to address the green building practices that he plans to use in a letter to the Commission.

Mr. Mongeau stated that the Borough Solicitor will be consulted on the front yard setback requirement.

Dave Knies asked Tom Galbally if it would be financially feasible to build four houses instead of five. Mr. Galbally stated that it was not financially feasible to do so.

Public Comment

Danny Fruchter, Second Avenue

Mr. Fruchter discussed the contents of the letter from the Homeowners who live within 500 feet of the proposed Development of the Gable property including the construction of five houses, traffic safety, front yard setbacks, environmental damage, the proposed alley, buffering requirements, driveways, widening both Warren and Second Avenues and storm pipe location.

Mr. Fruchter also attempted to poll the Commission members in terms of (a) how they were going to vote on the current preliminary plan, and (b) whether they had existing business or social relationships with the applicant. The Chair and several Commission members commented on the inappropriateness of these polling requests.

Syd Baglini

Ms. Baglini stated that the developer's agreement with the seller should not influence the PC decision to allow the construction of five houses. She described the proposed development as "huge houses on tiny lots." She is requesting a traffic study be done independent of the developer.

The role of the Planning Commission and the Phase I environmental studies were explained by members of the Commission. Mr. Galbally agreed to make the results of the environmental study public.

Pat Marcozzi of 221 Channing Avenue

This owner addressed the problem turning right onto Second Avenue from Warren. Dan Daley stated that Borough Council will need to address widening Second Avenue.

Nancy Schill of 235 Channing Avenue

This owner stated that the intersection at Warren and Second is not safe and that drivers speed on Second Avenue.

Isabelle Leininger of 211 Channing Avenue

This owner stated that she was thrilled that the Commission was holding by the regulations on the Old Pennsylvania Avenue buffering project. She is concerned that the proposed Gable development will change the character of the neighborhood. In her view, it will "double in size".

Steve Stubbs, 203 Channing Avenue

Mr. Stubbs stated that the neighbors want only 4 houses to be built.

Mr. Mongeau asked the Planning Commission members for their opinion on a number of issues related to this project. Their responses included asking the Solicitor to interpret SALDO 513.E requiring buffering on the Borough property, not widening Warren Avenue, widening Second Avenue and determining how the proposed Malvern – Willistown Greenway will tie into this project.

The meeting was adjourned at 9:35 pm.

Recorded by Marty Laney