

Borough of Malvern

Planning Commission Regular Meeting Minutes

February 4, 2016

Approved Minutes

A regular session of the Planning Commission was held on Thursday, February 4, 2016, 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: Ari Christakis, Borough Solicitor and Neil Lovekin, Assistant Borough Manager. New Borough Manager, Chris Bashore, was introduced to the Planning Commission.

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

Minutes

Minutes for January 21, 2016, were approved as amended.

DeRita Woodworking – Sketch Plan

Mark DeRita
183 Pennsylvania Avenue
Custom Cabinetry and Furniture

Mr. DeRita explained that the current structure is “tight for storage space.” He is proposing to build an addition off the back of the existing structure. Its appearance will be consistent with the current building. 60 feet by 90 feet, not quite doubling their space of 60 by 100 feet.

Dave Knies explained the Planning Commission process.

Discussion included access, fencing and gate, existing storm sewer collapse, and impervious coverage.

The Planning Commission encouraged Mr. DeRita to submit an application for preliminary/final approval.

Ordinances

Ari Christakis explained that the revised ordinances are being reviewed by the county.

Section 511 – Blocks and Lots

Malvern Planning Commission

SALDO Lot Standards Comparison (handout distributed to PC)

Article II Definitions from the Malvern Borough Zoning Ordinances

Mr. Christakis reviewed selected Article II definitions from the Zoning Ordinances, concentrating on definitions including keywords such as: generally, primarily, ordinarily, usually, typically, and commonly. Dave Knies recommended using the Oxford Dictionary as the source rather than Webster’s Unabridged Dictionary. Mr. Christakis explained that the Zoning Ordinances can be challenged in court and that the developers sometimes “horse trade” with the Planning Commission over the SALDO.

Discussion included:

- Section 201 Terms - Adult Housing/Care Facility, Club or Lodge, Conditional Use, Curbline, Driveway, Memorial Park, Outdoor Display, Planned Campus Development, Planned Office Campus Development, Recreation Active, Recreation Passive, Sidewalk, Structure, Traditional Olde Town Development, and Wetlands
- Section 1903 Queue Parking Option
- Section 2808 Standards for Variances A.1.
- Section 2403 Adult Housing/Care Facility Life Care Facility
- Section 2405 B. Bed and Breakfast
- Section 2407 Club or Lodge
- Section 2419 Such use shall involve
- Section 2420 Such use shall involve....
- Page XXV - 6 Shared Parking
- Malvern Mixed Use Development Ordinance, February 13, 2009 3. a. and b. Building Design

Mr. Christakis explained that he will revise the Zoning Ordinances first, then the SALDO. He will make the recommended revisions and return the ordinance to the Planning Commission for approval.

Lot dimension ratios were discussed including: maintaining aesthetics, irregular shapes, front lot width and square footage. Amy Finkbiner will provide data to the Commission on existing lots.

Public Comment

Syd Baglini asked for a clarification of age restricted versus age targeted ordinance language. She thanked the Commission for looking at the use of “generally” in the ordinances.

The meeting was adjourned at 9:50 pm.

Recorded by
Marty Laney