

Borough of Malvern

Planning Commission Regular Meeting Minutes

March 1, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, March 1, 2012 at the Malvern Municipal Building. Members present included: David Knies, Chris Mongeau, Cecelia Oswald, and Carroll Siquett.

Wendy McLean, Malvern Borough Solicitor, and Bill Wilfong, Code Enforcement and Zoning Officer, also attended the meeting.

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

Approval of Minutes

Minutes were tabled.

New Business

Sketch plan for Hyduke, South Warren Ave

Joe and Lyn Hyduke, Malvern Veterinary Hospital, and Vic Kelly, Commonwealth Engineers

The practice was founded in 1926 and has 12 employees. The current site is approximately one acre.

In addition to the veterinary hospital the site currently includes a house, pool, a garage that is used for storage and 17 parking spaces. The current facility was built in 1940 and remodeled in 1980. Approval is being requested to enclose the outdoor runs. There will be no expansion of the size of the facility, the services offered or the number of patients seen. Variances have been secured.

A letter dated February 24, 2012, from Daniel H. Daley, P.E., Malvern Borough Engineer, to Sandra Kelley, Borough Manager was reviewed.

The following items must still be addressed on the proposed sketch plan:

- Section 2307 – Floodlighting and Other Outdoor Lighting and Section 2309 – Buffering and Screening. The existing lighting will be moved to the rear of the new enclosure.
- Section 2500 – Off-Street Parking and Loading.
- Section 2502 – Loading and Unloading Space. Fed Ex delivers to the practice once or twice a day.
- Section 517 – Stormwater Management. The history of the property predates ordinances. The site has access to public water and has a septic system.

Discussion also included:

- Current neighbors
- Fence that currently encroaches into the public right-of- way. The applicant offered to move the fence now or at some future date.

Old Business

Mulch and More Noise Abatement Issue

190 Pennsylvania Ave.

Mike Townsend and Jay S. Beaver, owners

Mark Thompson, Attorney

Wendy McLean and Bill Wilfong

The owners are requesting approval to move their business from its current location on the Aris property and consolidate it across the street on the Bean property thereby eliminating the need to construct a barrier for noise abatement. The proposed barrier is estimated to cost \$30,000 to construct and would have to be built on Amtrak property.

The proposed move and the relocation of the mulch bins to the center of the Bean property would put an additional 450 feet between the operation and Karen Avenue. Follow up sound studies will be conducted after the move. The consolidated site will be screened as appropriate to reduce noise and dust and to improve appearance. The move is time sensitive as spring is rapidly approaching.

Neighbors include Applied Energy Systems and Cloverleaf Auto Service. Dan Daley, Borough Engineer has been to the site as an advisor on environmental issues. Chester County Conservation District is satisfied with the plan. There will be no impervious surface and there is an existing drainage pond. Wendy McLean states that the owners are very cooperative. The Planning Commission will visit the site on Sunday.

The Case Log was reviewed by Dave Knies.

Public Comment

None

The meeting was adjourned at 8:45 pm.

Recorded by Marty Laney