

Borough of Malvern

Planning Commission Regular Meeting Minutes

March 3, 2016

Approved Minutes

A regular session of the Planning Commission was held on March 3, 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: Dave Burton, Mayor, Ari Christakis, Borough Solicitor, Borough Engineer and Neil Lovekin, Assistant Borough Manager.

Chairperson Knies called the meeting to order at 7:33 pm.

Minutes

Minutes for February 18, 2016, were approved as amended.

Ordinances

AN ORDINANCE AMENDING CHAPTER 220 *SUBDIVISION AND LAND DEVELOPMENT* OF THE CODE OF ORDINANCES OF THE BOROUGH OF MALVERN IN ORDER TO CLARIFY THE EXTENT AND NATURE OF REVIEWS CONDUCTED PURSUANT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE AMENDING THE BOROUGH OF MALVERN ZONING ORDINANCE OF 2003, BY CHANGING THE DEFINITION OF LOT AREA

AN ORDINANCE AMENDING CHAPTER 220 – ZONING AND CHAPTER 181 *SUBDIVISION AND LAND DEVELOPMENT* OF THE CODE OF ORDINANCES FOR THE BOROUGH OF MALVERN IN ORDER TO COORDINATE THE DEFINITION OF VARIOUS TERMS BETWEEN CHAPTER 220 AND CHAPTER 181

Ari Christakis, Borough Solicitor

Mr. Christakis explained that he met with Dan Daley and Chris Bashore and that the proposed revisions are based on this meeting.

A new sub section has been added. It defines a Conforming Plan (previously described as a “by right” plan). The section describes what is to go in the Conforming Plan and when this plan can be requested. A waiver of the 4 step planning process does not require a Conforming Plan.

The definitions of lot area, net out of lot area, net out of lot coverage and impervious coverage, and semi-impervious lot coverage were discussed.

Chris Mongeau moved and Mark Niemiec seconded a motion to approve the additions and highlighted changes to the ordinances as distributed. The motion carried unanimously.

Lot dimensions were discussed at length. Amy Finkbiner’s data was reviewed. Future development of the Retreat property was discussed; the current 12 zoning allows cluster development by Conditional Use. The Commission agreed that the 2 ½ ratio provision in SALDO Section 511.F is not desirable. Ari

Christakis recommended avoiding expense by leaving the language “as is,” since it is non-enforceable anyway due to the inclusion of the work “generally.”

Public Comment

John Buckley asked why the Commission wanted to block future development in the Borough.

Old Business/New Business

Dave Knies will develop time frames and cost estimates for the initiatives submitted to Borough Council at their request. He will distribute these by email to the Commission members for approval. The proposed annual sidewalk survey and signage recommendations were discussed.

The meeting was adjourned at 8:48 pm.

Recorded by
Marty Laney