

## **Borough of Malvern**

### **Planning Commission Regular Meeting Minutes**

**May 16, 2013**

#### **Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, May 16, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, and Carroll Sinquett.

Chairman Mongeau called the meeting to order at 7:34 pm.

#### **Approval of Minutes**

Minutes for May 2, 2013 approved as corrected.

#### **Public Comment**

A resident asked what could be done about the construction work on Church Street. The developer has people working on the weekend and the noise is especially unwelcome on Sunday mornings.

Chris Mongeau suggested that he contact the Borough Manager. A resident suggested that he call the police.

Cassandra Dowdy, 145 Woodland Avenue, asked how Planning Commission meetings were publicized. Dave Knies directed her to the Borough web site. Ms. Dowdy asked if the same lawyer was representing Tag Builders and the Borough. Chairman Mongeau said they were not. When a conflict arises, as it did in this case, the Borough uses a different firm.

Copies of the plan for the Gable property were requested by the public. Dave Knies stated that these plans are copy righted and cannot be reproduced or posted on the Borough web site. They can be viewed in person at the Borough Hall.

A resident asked how Borough Council will act on the Gable Property Preliminary Plan. The Planning Commission replied that a special meeting is being held in Borough Hall on Monday at 7:30 pm to discuss the plan. A vote may or may not be taken at that meeting or at the regular meeting on Tuesday.

Syd Baglini asked if the development of the Gable property was on the agenda for this meeting of the Planning Commission. Chris Mongeau stated that it was not. He stated that Borough Council is the next step for the plan. The proposed development of the Gable property will come back to the Planning Commission only for final approval if Borough Council gives the developer preliminary plan approval.

### **Old Business**

#### **North Warren Ave – Progressive Housing Ventures, LLC**

Sarah Peck, Owner

Ms. Peck reviewed the plan previously presented to the Planning Commission and the changes made to this plan based on the suggestions that she received from the Planning Commission at the April 18<sup>th</sup> meeting. Features of the revised plan include:

- a 22 foot set back from the cart way, an entrance to the property on the north end and an exit on the south end,
- 26 units of 1200-1300 square feet each, two car garage with side by side parking, 24 foot common driveway, 5 guest parking spaces, and a gathering area.
- The units will have four levels including the garage level.
- The style of the homes has not been finalized. An industrial feel is being considered.

Ms. Peck described the existing storm water features and her plan for improving them. The proposed development will have a cistern and she feels that its construction will actually improve the current storm run-off situation overall.

The development will be fee simple ownership and will have a homeowners association. The units will be priced in the mid to high \$200,000 range. The east side of the property will be deed restricted. The road will be private. There will be less than an acre of disturbance created. The project will have to be reviewed by the Conservation Commission.

Discussion included the steep slopes on both sides of the property. Chris Mongeau asked Ms. Peck if she would be willing to have the plan reviewed by the Dan Daley, the Borough Engineer and a steep slope expert. Three names of experts were shared. Ms. Peck stated that she would be glad to do this.

Ms. Peck is requesting that the Planning Commission support her request to Borough Council and the Zoning Commission for a change in zoning from LI to R7 with a special exemption for multi-family housing. The property on the west side of Warren Avenue is approximately 1.7

acres. The property on the east side is two acres and zoned R3. She will send packets of the information presented to members of the Planning Commission before the next meeting.

Public discussion included: truck traffic on Warren, sidewalks, storm water, style of homes, parking. Syd Baglini asked if the Planning Commission had visited the site. Dave Knies stated that they have not made a formal visit as a group but they have all driven by the site. Ms. Baglini noted that the number of units has been increased from 20 to 26. She asked if the square footage per unit was the same as previously proposed and Ms. Peck said that it was. Ms. Baglini commented on the plan to pipe storm water into the exceptional value stream on the east side of Warren Avenue.

Dave Knies asked if the amount of impervious area increased with the revised plan. Ms. Peck stated that it was actually less.

A member of the public expressed the desire to have all of the land remain as green space. The Planning Commission noted that this would require the Borough to buy the property. Another resident commented that a lot of new development is occurring in the Borough. Ms. Peck noted that the renovation of the train station made Malvern a very attractive place to live.

Amy Finkbiner asked when the current owner acquired the property. Ms. Peck stated 6-7 years ago from PECO. Ms. Finkbiner asked if he did not know at the time of the purchase how the property was zoned.

### **217 S. Warren Avenue Development**

A motion was made by Chris Mongeau and seconded by David Knies to amend the motion that “a waiver from compliance to the Four Step Design Process, Section 300.C of the Malvern SALDO be granted with an additional drawing submitted with the Final Plan showing the existing trees and proposed house locations” to include *if needed*.

The motion passed unanimously.

A copy of the revised Case Log was distributed to Commission members.

All business before the Commission being completed, the meeting was adjourned at 9:40 pm.

Recorded by Marty Laney