

Borough of Malvern

Planning Commission Regular Meeting Minutes

May 3, 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: Amy Finkbiner, David Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett.

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

Approval of Minutes

Minutes for January 5, 2012 were approved as corrected.

Old Business

Malvern Veterinary Hospital – Warren Avenue Preliminary Plan

Joe and Lyn Hyduke, Malvern Veterinary Hospital

A letter from Jeffrey Woomer, Commonwealth Engineers, Inc., to Sandra Kelley, Borough Manager, dated April 9, 2012 was distributed.

A letter from Daniel H. Daley, PE to Sandra Kelley, Borough Manager, dated April 30, 2012 was reviewed.

Zoning Ordinance

1. Section 401-Use Regulations – the veterinary hospital is an existing non-conforming use.
2. Section 402 – Area and Bulk Regulations. Variances have been obtained and noted on plan.
3. Section 2307 – Floodlighting and Other Outdoor Lighting and Section 2309 – Buffering and Screening. Lights that are currently on property will be retained and their location added to the plan. The Applicant’s engineer will talk to Dan Daley about how to do this.
4. Section 2500 – Off-Street Parking and Loading.
 - Curb stops indicate parking spaces. Gravel surface cannot be painted.
 - Will mark handicapped parking spot at end of ramp on north side of building and add location of handicapped spot to the plan.
 - Entire property wrapped in shadow box fence. Will indicate this on plan.
 - There is a six foot shadow box fence at the back of hospital that provides buffering. The plan includes putting scrubs and trees in front of this section of fence and this feature will be added to the plan. Chris Mongeau recommended that the engineer talk to Dan Daley about the proposed buffer plan.

- Deliveries are in and out, rather than long dwell times.

5. Section 2702 – Nonconforming Uses and Nonconforming Structures – Zoning relief has been approved by the Zoning Hearing Board.

Subdivision and Land Development Ordinance

1. Section 300.B – The Planning Commission sees no need to conduct a site visit.
2. Section 300.H – Registered letters have been mailed to three neighbors and the receipts obtained. They will be given to the Borough Manger.
3. Section 403.B – The Preliminary and Final Plans will be approved at the same time. The required contents of the final plan as listed in Mr. Daley’s letter will be added to the plan by the applicant’s engineer.
4. Section 517 – Stormwater Management – there is no impact.

General Comments – a private trash hauler is used. A number of minor details on the plans were discussed, including screening, the designation of existing lighting and clarification of existing fencing. The applicant indicated these issues would be clarified on the next plan revision.

Property on Monument Avenue – is not on the agenda; will be discussed at May 17th meeting.

New Business

Comprehensive Plan

David Knies presented a summary of the plan. Cecelia Oswald moved and Chris Mongeau seconded a motion to send the Comprehensive Plan to Borough Council for approval. The motion was unanimously approved.

Public Comment

John Buckley asked for a copy of the Comprehensive Plan and was told that it is available on line at the Borough web site and in the library.

John _____ Discussion included sewer and public water for properties on Paoli Pike that are separated from the rest of the borough by a large institution and the addition of sidewalks on Paoli Pike and Warren Avenue.

The Case Log was reviewed by Dave Knies.

The meeting was adjourned at 8:35 pm.

Recorded by Marty Laney