

1. CALL TO ORDER: David Knies, Chair
Amy Finkbiner, Vice-Chair
Mark Niemiec, Treasurer
Geoff Rubino, Secretary
Lynne Hockenbury, Commissioner
Chris Mongeau, Commissioner
Carroll Siquett, Commissioner

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Chris Mongeau, seconded by Lynne Hockenbury and carried by a vote of 7-0, to approve the minutes of Thursday, April 7, 2016, as submitted.

A motion was made by Carroll Siquett, seconded by Mark Niemiec and carried by a vote of 5-0, Lynne Hockenbury and Chris Mongeau abstained as neither were in attendance, to approve the minutes of Thursday, April 21, 2016, with Dave Knies' amendments.

3. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

a) John Buckley, 165 Church Street, inquired about a sewer odor emanating from the property at the intersection of Bridge & King Streets. Dave Knies stated this is not a matter that the Planning Commission has oversight of.

Neil Lovekin stated the Codes & Zoning Officer is aware of the matter and is taking appropriate action as defined in the Borough's Code.

4. NEW BUSINESS:

a) BOROUGH COUNCIL MEETING RECAP

Carroll Siquett provided Commissioners an update of the Tuesday, May 3, 2016 Borough Council Meeting, highlighting:

- i. Amendment to the Home Rule Charter regarding term limits
- ii. Installation of Traffic Calming Improvements on Monument Avenue
 - Chris Mongeau questioned why Borough Council did not consider an Ordinance that would create a "No Left Turn" restriction at the intersection of Monument Avenue onto Wayne Avenue as a means to better manage traffic in that area.
- iii. Sale of Borough-owned property, formerly owned by the Herzak family

5. OLD BUSINESS:

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a) DERITA WOODWORKING – PRELIMINARY/FINAL PLAN

Marco DeRita, Property Owner/Plan Applicant of 183 Pennsylvania Avenue was present.

Mr. DeRita is proposing to construct an approximate 5,400 square foot storage building expansion to an existing office & shop building located at 183 Pennsylvania Avenue. Mr. DeRita business is predominately high-end, custom kitchen cabinetry and as such he does not have much customer foot-traffic, nor does he anticipate having a floor display at his shop.

Planning Commission discussed the Preliminary/Final Plan per Borough Engineer's review, dated May 5, 2016 for compliance with the Borough's Zoning and Subdivision / Land Development Ordinance.

The Planning Commission had the following recommendations for Mr. DeRita to review with his engineer prior to obtaining approval for recommendation from the Planning Commission to Council:

- i. Add an Exterior Lightning Plan to show areas of illumination
- ii. Display Parking Spaces on the Preliminary/Final Plan
- iii. Landscape Plan – Show existing features vs. proposed changes
- iv. Planning Commission to make a site visit on Monday, May 9th at 7:00 P.M. with Mr. DeRita to review key plan elements
- v. Identify requested waivers on the Preliminary/Final Plan
- vi. Show Landscape and Hardscape Screening
- vii. Fee-In-Lieu for sidewalks

b) ORDINANCE REVIEW – FRONT YARD SETBACKS

Amy Finkbiner summarized her calculations regarding minimum front yard(s), identifying 21 (3.4%) nonconforming homes of an estimated 609 based on existing Zoning Ordinance language. The current requirement for Zoning Districts R1 through R6 reads, "Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape."

The Planning Commission agreed to consider a sample minimum setback similar to Norristown that states, "30 feet, or as conforming to the neighborhood". Commissioners will review Amy Finkbiner's data calculations and additional language requirements from nearby municipalities to then prepare a final recommendation to Council with the assistance of the Borough Solicitor.

c) WAYFINDING SIGNAGE

Dave Knies tabled discussion until the May 19, 2016 meeting.

Mark Niemiec suggested the Planning Commission consider identifying an area to have a 'Welcome to Malvern Borough' sign at the East-side of King Street gateway entrance.

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d) ZONING HEARING BOARD APPLICATION(S)

No new applications to review.

Next Zoning Hearing Board Meeting is scheduled for Tuesday, May 24th.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Mark Niemiec and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:24 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary