

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: Ari Christakis, Borough Solicitor  
Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Mark Niemiec, seconded by Chris Mongeau and carried by a vote of 7-0, to approve the minutes of Thursday, May 19, 2016, with Amy Finkbiner's 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) No public comment.

4. OLD BUSINESS:

a) ORDINANCE AMENDMENTS

Ari Christakis provided a summary of his comments in reference to specific sections of the Malvern Borough Zoning Ordinance and specific borough-owned property uses, as requested by the Planning Commission:

- Domestic Pets – Retain the current restrictive language, make no changes.
- Active and Passive Recreation definitions – Active Recreation typically includes permanent structures, such as ball/play fields, bleachers, and buildings (e.g. Concession stand). Passive Recreation has a limited impact on its surrounds, such as trails, and has minimal or no professional engineering involved in its creation and maintenance.
  - Front Yard Setbacks – Recommends setting minimum and maximum setbacks that are easier to plan, construct and enforce
  - Paoli Battlefield Uses – Passive Recreation is allowed by right, Active Recreation is by conditional use. Ballfields are non-conforming uses, which existed prior to the creation of the official Paoli Battlefield designation. Malvern Fire Company's Annual Carnival is acceptable use as it is temporary and publically vetted through Council.
  - Randolph Woods – Reviewed deed restrictions regarding allowable uses

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### b) DERITA WOODWORKING – LAND DEVELOPMENT APPLICATION

Neil Lovekin reported that a revised land development plan has not been received. If Mr. DeRita does not submit a revised plan in time for review for the Planning Commission's June 16<sup>th</sup> Meeting, Neil Lovekin will follow-up with the applicant and his engineer for a time extension.

### c) WAYFINDING SIGNAGE – FINALIZE DOCUMENTATION

Planning Commissioners were in agreement with the layout and content of the proposal to be forwarded to Borough Council for review. Dave Knies will forward the final proposal to Christopher Bashore for inclusion on the June 21<sup>st</sup> Council Meeting.

### d) BOROUGH COUNCIL MEETINGS UPDATE

No new meetings to report on.

### e) ZONING HEARING BOARD APPLICATION(S)

No new applications to review.

Ari Christakis summarized the May 24<sup>th</sup> Hearing, in which he attended on the Borough's behalf at the request of Borough Council. He presented the Borough's position regarding the 346 East King Street application for variances.

## 5. NEW BUSINESS:

### a) EAST WHITELAND TOWNSHIP COMPREHENSIVE PLAN UPDATE

Chris Mongeau stated he would suggest East Whiteland Township mention in its Comprehensive Plan how the new roadway construction on Routes 29 and 30 and how these improvements will affect the Borough's traffic volumes. He stated East Whiteland Township may want to have a traffic study conducted after the improvements on Route 202 are completed to determine whether cut-through traffic increases or decreases on local roads.

Mark Niemiec would recommend that East Whiteland Township further clarify how its trails will connect with the Borough's (e.g. Patriot's Path).

Mark Niemiec will compile the Planning Commissioners' comments and coordinate them into one document by the June 16<sup>th</sup> Planning Commission Meeting so it may be reviewed by Borough Council at its June 21<sup>st</sup> Meeting for submission to the East Whiteland Township Board of Supervisors.

### b) MAJOR ROADWAY IMPROVEMENTS – BOROUGH IMPACT

Chris Mongeau is concerned that the roadway improvements on Route 202 will have a negative impact on the Borough's traffic volumes. He recommended the Borough Council consider having the McMahan & Associates, Inc., the Borough's professional consultant examine what future impacts such major roads as Route 202, 29, and 30 will have as they are widened.

### c) STOP SIGN WARRANTS

Chris Mongeau is concerned the stop signs at the intersection of Powelton Avenue and King Street, across from Malvern Federal Credit Union and the shopping center is more of a hazard for pedestrians than a safety measure.

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Ari Christakis stated the stop signs were installed per a recommendation made by a traffic study – meaning specific PennDOT warrants were validated. The Borough may not remove any stop signs without obtaining proper warrants contrary to their existence.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Mark Niemiec and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:17 p.m.

Respectfully submitted,  
Neil G. Lovekin  
Assistant Borough Manager/Secretary