

Borough of Malvern

Planning Commission Regular Meeting Minutes

June 7, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, June 7, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, David Knies, Cecelia Oswald, and Carroll Sinquett.

Thirteen members of the public were present.

David Knies called the meeting to order at 7:30 pm.

Approval of Minutes

None to review

New Business

SALDO 228 Church Street Subdivision Sketch Plan Review

Veronica Holz, owner

VAHolz@aol.com

Ms. Holz stated that she closed on the property in December and is renovating the house currently on the property for resale. A second story is being added. She would like to build a second house on this corner property. The current house faces Church Street and is on lot B. The proposed second house would face 2nd Avenue and would be on lot A. Ms. Holz has not had the property surveyed as yet. She explained that the profit margin on the renovation will be very tight if she is unable to build on the proposed second lot. The property is zoned R4 and as such requires a lot size of 7000 square feet. Lot A is only 5600 square feet to the street, 1400 square feet short of the required amount. Lot B is only 5400 square feet to right of way. Setback for the proposed house and replacement of three large trees that would need to be cut down were discussed.

David Knies explained that Ms. Holz has the right to go to the Zoning Board to request a variance.

Public Comment

Bill Doughty, 145 Woodland Ave

Mr. Doughty requested a moratorium on further building on Church Street. He described current storm water problems and the traffic issues. Preliminary approval has already been granted for construction at 144 Church Street.

David Knies explained the scope of the Planning Commission to those in attendance.

Resident [unnamed], 234 Woodland Avenue

The speaker discussed the current storm water issues, the safety of the children and elderly residents on 2nd Avenue and quality of life issues. He stated that 2nd Avenue has become a short cut for traffic and that current residents can't get out of their drive ways as a result.

Kathy Kadyszewski, 217 Church Street

This speaker discussed the problems he experiences when the school bus comes to pick up his grandson, who is in a wheel chair. He stated that drivers go the wrong way on Church Street. He feels that one renovated house at 228 Church Street is ok, but two houses would be too many. He is petitioning for installation of speed bumps on Church Street.

David Knies described the plans for a road along Pennsylvania Avenue that may help with the traffic problem. He stated that the Planning Commission has requested that Borough Council commission a traffic circulation plan for the Borough. A Chester County grant would needed to pay for the plan.

Cecelia Oswald discussed the possibility of a sticker parking plan. As the East King Street project nears completion parking will be evaluated. Storm water will be handled "on site" at the East King Street project. She recommended that the residents of Church and Woodland Streets bring their storm water issues to the attention of Borough Council.

Carroll Sinquett told the residents that they could find a traffic calming petition on the Home Page of the Borough Web Site.

The parking plan for the proposed construction at 144 Church Street was discussed.

John Buckley

Mr. Buckley described issues with motor cycles and "little kids" making U turns in the street on Church Street.

Resident [unnamed], 227 Woodland

The speaker stated that curbing had not been put back after construction done seven years ago on Woodland and storm water is a problem as a result. Streetscape improvement on Woodland would improve the storm water issue.

David Knies suggested that the residents go to Borough Council with the storm water issue. He recommended that they take photographs with them, request that the curb be replaced and that a traffic circulation study be done.

The Case Log was distributed by Dave Knies.

The meeting was adjourned at 9:05 pm.

Recorded by Marty Laney