

Borough of Malvern

Planning Commission Regular Meeting Minutes

July 18, 2013

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, June 6, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Chris Mongeau and Cecelia Oswald.

Chairman Mongeau called the meeting to order at 7:30 pm.

Approval of Minutes

Minutes of June 20, 2013 approved as corrected.

New Business

The Planning Commission discussed several topic involving Sub-division and Land Development issues. Much of the discussion involved section 508.A, 511.F and 513.E. of the SALDO. This discussion created the following recommendations.

1. Correct the typo in SALDO 508.A by requiring the right-of-way of an alley to be twenty-five (25) feet, to allow the Borough the most flexibility in the future.
2. Striking SALDO 513.F. Recommends Borough council undertake a mapping exercise to ascertain the typical length to width ratio in each of the seven residential districts, to assess whether the zoning ordinance should be amended to include a length to width ratio by district.
3. SALDO 513.E be clarified with the following additions: Private driveways, whether individual or common, on corner lots shall be located at least forty (40) feet for driveways onto local roads and one hundred (100) feet for driveways onto collector and arterial roads from the point of intersection of the nearest street right-of-way lines.

Some members of the Planning Commission had some question regarding the calculation of impervious coverage and lot area. Mrs. Oswald is going to talk to the Borough Engineer and report back to Planning Commission on her findings.

The lack of an alley definition was discussed and Mr. Mongeau is going to research other municipalities' alley definition for further discussion.

Mrs. Oswald is going to look at Zoning Ordinance 2309 to ensure that native species are required in buffers.

All business before the Commission being completed, the meeting was adjourned at 9:15 pm.

Recorded by Chris Mongeau