

Borough of Malvern

Planning Commission Regular Meeting Minutes

August 20, 2015

Approved Minutes

A regular session of the Planning Commission was held on Thursday, August 20, 2015 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Mark Niemiec, and Geoff Rubino.

Also present: Dave Burton, Mayor and Neil Lovekin, Assistant Borough Manager

Chairperson Knies called the meeting to order at 7:33 pm.

Minutes of August 6, 2015 were approved as corrected.

Official Map – latest version

A draft of the proposed ordinance and a map were distributed to Commission members. Sandra Kelley, Borough Manager, has asked the Commission to comment on the map. The official map will include existing and possible future development in the Borough.

Amy Finkbiner sent the following recommendations to the members in June:

According to this handbook (http://www.dcnr.state.pa.us/cs/groups/public/documents/document/dcnr_006241.pdf), it is vitally important that the Official Map be supported by the Comprehensive Plan. According to the handbook, “A municipality may adopt an official map for all or a portion of the municipality for a number of public uses, including, but not limited to:

- Existing and proposed public streets, watercourses, and public grounds, including widening, narrowing, extensions, diminutions, openings or closing of same.
- Existing and proposed public parks, playgrounds, and open space reservations.
- Pedestrian ways and easements.
- Railroad and transit right-of-way and easements.
- Flood control basins, floodways and flood plains, storm water management areas, and drainage easements.
- Support facilities, easements, and other properties held by public bodies undertaking the elements described in section 301 of the MPC (Preparation of a Comprehensive Plan).

I have reviewed the Comprehensive Plan for relevant implementation actions, and tied them to specific projects below.

Streets

General

- 9.05: Consider developing/adopting an Official Map to delineate desired locations of new roads and other facilities so the future circulation network is consistent with Borough goals.
- 9.08: Continue to consider the best methods to manage access along Borough roads to minimize conflicts and improve mobility.

Malin Road Extension

- 7.05: Coordinate with East Whiteland Township on the next steps for the Malin Road

- Extension project.
- 9.13: Support the next steps for the Malin Road Extension project in cooperation with East Whiteland Township.
- 9.01: Continue to support existing and future Malvern area transportation and circulation projects identified on the TII and TIP.

Pennsylvania Avenue / Quaker Lane Connection

- 7.06: Coordinate with businesses in the Malvern Business Park to make changes to enhance vehicular and pedestrian circulation to and through the Business Park.

Retreat Property

- 4.03: Develop and adopt an Official Map that includes a roadway delineation, development, and permanent open space areas that reserves these lands should any future development occur on the St. Joseph's Retreat Property.

Private road off Old Lincoln Highway, and potential future extension

Parks

General

- 11.07: Consider establishing additional Mini-Parks as opportunities arise.
- 11.38: Coordinate with non-residential developers to dedicate protected open space or green areas in the form of a public square or public common/green.

Trails

General

- 11.22: Consider adoption of an Official Map to delineate the desired location and possible configuration of new recreation areas including parks, trails, and paths.
- 9.22: Support trail proposals that further a pedestrian and bicycle network.
- 9.26: Map safe biking routes (a north/south and an east/west route) that avoid main roads.

Greenway

- 11.30: Establish a greenway/open space network linking existing protected open spaces in the Borough.
- 11.31: Pursue developing a multi-municipal master plan with Willistown Township for Paoli Battlefield and Randolph Woods Greenways.
- 11.39: Extend the protected open space network into commercial, industrial, and residential areas via greenways.
- 11.11: Work with neighboring communities on multi-use paved trails to link residential areas to public schools, playgrounds, and employment and commercial areas.

Patriots Path

- 7.18: Actively promote the Patriots Path and the Paoli Battlefield Site/Paoli Memorial Association Grounds as cultural resources to draw visitors to the Borough in support of local businesses.

South Warren Avenue

- 9.27: Investigate construction of a pedestrian/bicycle lane or path along South Warren Avenue between First Avenue and Paoli Pike.

Pedestrian Safety

North Warren Avenue

- 9.01: Continue to support existing and future Malvern area transportation and circulation projects identified on the TII and TIP.

Bridge Street / Broad Street Intersection

- 9.23: Investigate improvements to pedestrian movement at the Broad Street/Bridge Street intersection.

Flood Control

North Warren Avenue

- 9.01: Continue to support existing and future Malvern area transportation and circulation projects identified on the TII and TIP.”

Dr. Finkbiner also recommended that the map show the existing borough-owned portions of the Patriot’s Path and the Greenway. Geoff Rubino recommended including the East Whiteland portion of the Malin Road Extension, if possible. Dave Knies recommended showing future dedication of the private road off Old Lincoln Highway, as well as Griffith Avenue (to First Avenue) and North Sugartown Road, if applicable.

Discussion included possible development of a senior center at the Comcast building, a dog park (possibly at Randolph Woods), and pedestrian improvements.

Ruthland Avenue Property – discussion

A map was distributed to members. The parcel is approximately 250 by 147 feet, 39,000 square feet. It is zoned I3 and was set aside for fire department use. Some possible uses for this property include: offering to sell it to the owner 51 Ruthland Avenue, installing exercise stations, or a dog park.

More ideas will be solicited at a future meeting of the Commission.

Herzak Property – discussion of potential uses

Suggestions for future use included: a water park/splash pad, a toddler park similar to one at Longwood Gardens, skate board park, recreational site for older children. Discussion included: lighting, staffing, reconfiguration of the basketball court, and potential purchase of additional adjoining property on Miner and/or Bridge Streets.

More ideas will be solicited at a future meeting of the Commission.

Walkability Report – status update

Dave Knies reported that Tom Burns is making good progress. Geoff Rubino sent the Commission members an email updating the status of his part of the survey with an attached revised spreadsheet.

GV Corporate Center redo

Geoff Rubino reported on the status of this project between Liberty Property Trust and East Whiteland. The developer is planning to create a mixed-use community on the 50 acres that might include shops, office buildings, restaurants, a hotel and rental complexes.

Public Comment

There was none.

Old Business

Gables Property

Dave Burton asked about the Gables Property and was given an update of the last meeting by the Commission. The Commission recommended approval of the plan and it is on Borough Council’s agenda for September 1st.

Geoff Rubino reported that the road surface on Old Lincoln Highway is sinking at the site of a previous sink hole.

Mark Niemiec inquired about Monument Avenue resurfacing. It is scheduled for this fall.

The meeting was adjourned at 9:00 pm.

Recorded by
Marty Laney