

Borough of Malvern

Planning Commission Regular Meeting Minutes

April 3, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, April 3, 2014 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Carroll Sinquett, and Cecelia Oswald.

Also present: Neil Lovekin, Assistant Borough Manager

Chairman Knies called the meeting to order at 7:31 pm.

Minutes: March 20, 2014 approved as distributed. Cecelia Oswald abstained.

Public Comment:

None

Transit-Oriented Development (TOD) Study

Chairman Knies stated that Woody Van Sciver will attend the May 1, 2014, Planning Commission meeting. He requested that the Commissioners prepare questions for Mr. Van Sciver in advance of the meeting. Mr. Knies will ask Mr. Van Sciver to speak to why the TOD study was done.

2014 Planning Initiatives

Dave Knies distributed a revised list of MPC Initiatives for discussion.

Cecelia Oswald recommended adding parking to the list. She explained that Borough Council is considering significant changes to the current parking ordinances. The potential impact of these changes was discussed. The Commission feels strongly that input is needed from a parking engineer before any changes are made. In addition, the Comprehensive Plan speaks to the need for a parking study. Chris Mongeau noted that the impact of the East Side Flats on parking in the borough is not known as yet. Cecelia Oswald will draft a letter to the Borough Council recommending that a parking study be done before any changes are made.

Amy Finkbiner suggested several items from the Comprehensive Plan as considerations for the draft initiatives:

- Coordinate with businesses in the Malvern Business Park to make changes to enhance vehicular and pedestrian circulation to and through the Business Park. (7.06)
- Consider zoning provisions for historic resource protection. (8.10)
- Address traffic issues related to redevelopment projects, including the proposed East King Street Redevelopment. (9.14)
- Analyze whether signage in key areas of the Borough is adequate to inform visitors about the location of Borough and SEPTA train station parking areas. (9.31)
- Review current regulations to ensure they address up-to-date stormwater management requirements. (12.08)
- Establish mandatory land dedication or fee-in-lieu SLDO provisions. (11.20)
- Amend Borough ordinances to consistently define active and passive recreation; add the definition of “Open Space” as defined in this Plan. (11.03)

Dave Knies will revise the MPC Initiatives document to reflect the discussion which included:

- A sidewalk survey (Cecelia Oswald and Chris Mongeau)
- Formalizing liaisons with Borough Council, Historical Commission and the Zoning Board (Dave Knies)
- A list of storm water trouble spots (check with Ira in Public Works)
- Newsletter (Dave Knies)
- Amending SALDO for arborist review (Cecelia Oswald)
- Amending SALDO for impervious area calculation (Amy Finkbiner and Chris Mongeau with Dan Daley)
- Dog park (collaborate with Borough Council and Mayor Burton)
- Historic ordinance (Chris Mongeau and Amy Finkbiner)
- Signage (Chris Mongeau with the Business Association)
- Submission of a grant to create an official map
- Neighborhood planning agents

Lynne Hockenbury and Neil Lovekin provided information on the Paoli Memorial Grounds Association. Carroll Sinquett explained that he monitors the local paper daily for Zoning Hearing Board meeting notices.

The meeting was adjourned at 9:13 pm.

Recorded by Marty Laney