

## **Borough of Malvern**

### **Planning Commission Regular Meeting Minutes**

**June 5, 2014**

#### **Approved Minutes**

A regular session of the Planning Commission was held on Thursday, June 5, 2014 at the Malvern Municipal Building. Members present included: Tom Burns, Amy Finkbiner, Dave Knies, Chris Mongeau, and Carroll Sinquett.

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

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

Minutes: May 15, 2014 approved as corrected.

#### **Setbacks and Coverage Project**

Tom Burns reported on his investigation of methods for conducting a survey of existing setbacks and coverage, including his informal consultation with two civil engineers. Google satellite imaging, which is free and available on the internet, is limited because it only reveals roof lines, not building lines hidden by soffits. Tom reported a high degree of repeatability of measurements with a hand-held GPS device. The most accurate method would be research and verification of the existing deeds, but such an effort would be time-consuming and very costly.

Dave Knies asked about the appropriateness of limiting the rezoning study to the R4 district only, and about the impact of the proposed changes on existing homeowners. Amy Finkbiner explained that both issues had been raised and discussed at the previous Planning Commission meeting. The Planning Commission would not be comfortable recommending changes without survey data for all residential districts of the Borough.

Danny Fruchter spoke to the reasons for the requested R4 zoning change to increase the side yard setback and reduce total lot coverage. The impending litigation between Danny Fruchter and TAG Builders over the planned development of the Gable Property was discussed.

According to Dan Daley, Chester County GIS (Geographic Information Services) has impervious coverage data available.

There was general agreement not to pursue this topic further at the current time, due to the anticipated expense. It may be addressed in the future as part of the ongoing updates to the Zoning and SALDO ordinances.

### **Grant Application for the PennDot Multimodal Funding Program**

An email dated June 3, 2014, from Dan Daley, Borough Engineer, to Sandra Kelley, Borough Manager, was reviewed.

The grant proposal had been discussed at the previous Borough Council meeting, and the council requested input from the Planning Commission.

Dan Daley described the types of plans PennDot would fund, the amount of funding available, and the process by which the recipients are chosen. Some factors to consider in the plan include environmental impact, alleviation of traffic problems, connection of key locations, transportation enhancement, and congestion mitigation. Projects that include existing elements like the Patriots Path or the Greenway would be better than an entirely new idea. The proposal should be supported by the Comprehensive Plan. Matching funds are required and could come from the county. Approval will take two years. The proposal is due in 25 days.

Danny Fruchter suggested that the plan include methods to reduce the number of Malvern residents who park in the SEPTA lot each day. This would allow for more non-resident parking.

Dave Burton suggested that the plan include improved pedestrian crossing at Bridge Street between the Flying Pig and Eastside Flats. Improvements to the Patriots Path could include this.

Dave Knies recommended that the Borough proceed with the grant application as any work done for it could be used for future grants if this one is unsuccessful.

Chris Mongeau moved that the Planning Commission recommend to Borough Council that the Borough apply for the PennDot Multimodal Transportation funding program for the completion of the Malvern portion of the Patriots Path. Tom Burns seconded the motion. The motion carried unanimously.

**“What We Want to Be” Initiative**

Dave Knies will create a plan for discussion at the next meeting.

**Public Comment**

None

The meeting was adjourned at 9:35 pm.

Recorded by  
Marty Laney