1. CALL TO ORDER: David Knies, Chair
   Amy Finkbiner, Vice-Chair
   Lynne Hockenbury, Commissioner
   Chris Mongeau, Commissioner
   Mark Niemiec, Commissioner
   Geoff Rubino, Commissioner
   Carroll Sinquett, Commissioner

   Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

   A motion was made by Carroll Sinquett, seconded by Mark Niemiec and carried by a
   vote of 7-0, to approve the minutes of Thursday, November 17, 2016 as submitted.

3. PUBLIC COMMENT:

   Dave Knies informed all present that copies of the agenda are available at the front
   entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on
   any item on the agenda to bring any issues/concerns before the Planning Commission.

   a) No public comment was made.

4. NEW BUSINESS:

   a) 2017 INITIATIVES

   Planning Commissioners agreed to table discussion until a later meeting date.

5. OLD BUSINESS:

   a) 547 SUGARTOWN ROAD – LOT LINE CHANGE

   Owner/Applicant: Amy Meisinger  Zoned: R2 – Residential District
   547 Sugartown Road  Tax Parcel: 2-06-25.1
   Malvern, PA  19355

   A motion was made by Geoff Rubino, seconded by Lynne Hockenbury and carried by a
   vote of 7-0, to recommend approval for 547 Sugartown Road – Lot Line Change, dated
   September 27, 2016, in accordance with the Borough Engineer’s review letter dated, December
   9, 2016.

   Recommended Waiver Approval(s):
   i. Subdivision and Land Development Ordinance, Section 511.C regarding lot lines
      shall be at right angles.
b) 346 EAST KING STREET – WAIVER REQUEST DISCUSSION

Owner/Applicant: Robert & Patricia Chambers  
323 E. King St.  
Malvern, PA  19355

Zoned: C3 - Commercial  
Tax Parcel: 2-04-0297

Bob Chambers, Owner/Applicant was in attendance to review his project’s waiver requests with the Planning Commission.

Planning Commission unanimously agreed that recommendation for approval would be contingent on Mr. Chamber’s plan being in accordance with the Borough’s Engineer’s review letter dated, December 9, 2016 and any and all future plan reviews conducted by the Borough Engineer prior to Final Plan approval by Borough Council.

Dave Knies recommended Mr. Chambers demolish the front building (Faces East King Street) and possibly the rear structure (Faces Ruthland Avenue).

Mr. Chambers stated he was told at a previous Planning Commission meeting that his structure facing East King Street has been identified by the Borough’s Historical Commission to be of ‘Historical Significance’ and therefore should not be demolished.

Carroll Sinquett recommended Mr. Chambers join the two existing dwellings on the lot, thereby moving the parking to the rear of the property to confirm with the aesthetics of the King Street businesses. In addition, by joining the two dwellings, they will no longer be nonconforming as identified in the Borough’s Zoning Ordinance.

At the recommendation of the Planning Commission, Mr. Chambers agreed to have his engineer draft three-dimensional sketch plans of previously conceptualized projects that lead up to his present design. Mr. Chambers plans to have his sketch plans available for discussion at one of the Planning Commission’s January 2017 meetings.

c) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the previous Borough Council Meeting that the Borough has settlement scheduled for the four (4) parcels of land at the North Warren Avenue gateway before December 25, 2016 for a total sum of $110,000.00; the 2017 Annual Operating Budget was granted preliminary approval; and a 2017 Traffic Study will be conducted for key intersections near or along King Street with costs split between the Borough and a County-awarded grant.

d) ZONING HEARING BOARD – OPEN APPLICATIONS

No hearings scheduled.

e) ZONING HEARING BOARD - DETERMINATIONS
No determinations pending.

6. **ADJOURNMENT:**

All business having been discussed, a motion was made by Chris Mongeau, seconded by Carroll Sinquett and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:04 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary