

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

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Siquett, 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.

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Recommended Waiver Denial(s): None

b) 346 EAST KING STREET – WAIVER REQUEST DISCUSSION

Owner/Applicant:	Robert & Patricia Chambers	Zoned: C3 - Commercial
	323 E. King St.	Tax Parcel: 2-04-0297
	Malvern, PA 19355	

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 Siquett recommended Mr. Chambers join the two existing dwellings on the lot, thereby moving the parking to the rear of the property to conform 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 Siquett 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

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No determinations pending.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Chris Mongeau, seconded by Carroll Siquett 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