

1. CALL TO ORDER – 7:36PM

PLANNING COMMISSION PRESENT:

Carroll Sinquett, Chair
Zoe Warner, Ph.D., Vice Chair
David Knies, Ph.D., Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Brian Hamilton, Commissioner (via Zoom)
Scott Oswald, Commissioner
Lynne Frederick, Commissioner

ABSENT:

Staff & Professionals Present:

Kenneth Kynett, Esq., Planning Commission Solicitor
Tiffany M. Loomis, Borough Manager & Zoning Officer

ABSENT:

None

2. APPOINTMENT OF SECRETARY

A motion was made by Mr. Dave Knies, Ph.D., seconded by Dr. Zoe Warner, Ph.D., and carried by a vote of 7-0, to appoint Tiffany M. Loomis as Secretary of the Planning Commission.

3. MINUTES

A motion was made by Mr. Dave Knies, Ph.D., seconded by Mr. Chris Mongeau, and carried by a vote of 7-0, to approve the minutes from the January 20, 2022 meeting of the Planning Commission as amended.

4. OLD BUSINESS

• APPOINTMENT OF CHAIR

The Planning Commission discussed formally appointing the Chair due to a vote not being executed at the last meeting.

A motion was made by Mr. Dave Knies, Ph.D., seconded by Mr. Geoff Rubino, and carried by a vote of 5-2, to appoint Mr. Carroll Sinquett as Chair of the Planning Commission.

Dr. Zoe Warner, Ph.D. and Mr. Scott Oswald were in opposition.

5. NEW BUSINESS

• ZHB APPL # 22-02 LOCATED AT 128-142 E. KING STREET

Mr. Bob Tucker, Esq. presented the zoning application on behalf of the Applicant. The Applicant is appealing the Zoning Officer's determination requiring a 20' landscape buffer because the property is adjacent to residential uses. The hearing is

PLANNING COMMISSION MEETING

March 3, 2022

Page 2 |

scheduled before the Zoning Hearing Board on March 21, 2022 at 7:00PM. The Borough automatically sends the Borough Solicitor to defend the Zoning Officers determination at the hearing.

The Planning Commission discussed this application and decided not to provide a recommendation to Borough Council due to there not being enough information and the possibility that the plan may change based on the outcome of the zoning hearing.

The Planning Commission strongly cautioned that stormwater considerations be considered for this property due to the flooding issues on King Street.

- ZHB APPL # 22-01 LOCATED AT 149 W. KING STREET

The applicant is applying for a special exception to allow a change from an existing nonconforming use to a medical showroom and storage facility at the property which is located in the R7 residential zoning district. Alternatively, the applicant seeks a variance to permit a commercial use in a residential district. This property was formally a dance studio and requires a special exception to change that use to a different commercial use.

The Planning Commission does not object to the use proposed.

- STORMWATER DISCUSISON

The Borough Engineer, Dan Daley, P.E. gave a presentation on the current stormwater ordinance requirements.

The Planning Commission discussed current stormwater requirements and stormwater issues located in Malvern Borough and requested that the Borough Engineer attend their next meeting to discuss MS4 requirements.

Mr. John Buckley, Church Street, commented on stormwater.

- YEAR 2022 MPC GOALS - *TABLED*

6. PUBLIC COMMENT

Mr. John Buckley, Church Street, commented on stormwater.

The Planning Commission discussed the usage of Malvern Borough email addressed for Planning Commission members.

The Planning Commission discussed orientation procedures for new members to the Planning Commission.

7. ADJOURNMENT

A motion was made by Dr. Dave Knies, Ph.D., seconded by Mr. Chris Mongeau., and carried by a vote of 7-0, to adjourn the meeting at 10:00PM.

PLANNING COMMISSION MEETING

March 3, 2022

Page 3 |

Respectfully submitted by,
Tiffany M. Loomis
Borough Manager/ Secretary