

MALVERN BOROUGH
PLANNING COMMISSION
Zoom Conference
Malvern, PA 19355

August 5, 2021
7:30 P.M.

1. CALL TO ORDER – 7:35PM

PLANNING COMMISSION PRESENT:

Carroll Sinquett, Chair
Zoe Warner, Ph.D., Vice Chair
David Knies, Ph.D., Commissioner
Chris Mongeau, Commissioner
Mark Niemiec, Commissioner
Brian Hamilton, Alternate Commissioner via ZOOM

ABSENT:

Geoff Rubino, Commissioner
Scott Oswald, Commissioner

Staff & Professionals Present:

Christopher Bashore, Borough Manager
Tiffany M. Loomis, Assistant Borough Manager & Zoning Officer
Lori Kemps, Esq., Borough Solicitor
Kenneth Kynett, Esq., Planning Commission Solicitor via ZOOM

2. MINUTES

A motion was made by Mr. Chris Mongeau, seconded by Dr. David Knies, Ph.D., and carried by a vote of 5-0, to approve the minutes from the June 3, 2021 meeting of the Planning Commission as submitted.

3. UNFINISHED BUSINESS

Zoning Ordinance Amendment

- Outdoor Dining/ Café Regulations

Ms. Lori Kemp, Esq., Borough Solicitor was in attendance to answer questions. The Planning Commission did not have any further questions.

Dr. Amy Finkbiner, Ph.D., inquired about public and private sidewalks and how that would affect conditional use applications.

Mr. Chris Bashore referenced Anthony's is a private sidewalk versus the Flying Pig which is considered a public sidewalk.

RECOMMENDATION:

A motion was made by Mr. Chris Mongeau, seconded by Dr. David Knies, Ph.D., carried by a vote of 5-0, recommending the proposed Outdoor Dining Amendment, passed unanimously.

4. NEW BUSINESS

Zoning Hearing Board Application

- 421 Monument Avenue - Applicant proposes to build a two-story garage on the subject property located in the R3a Residential District and seeks the following variance (i) §220-2401 to construct

PLANNING COMMISSION MEETING

July 1, 2021

Page 2 |

such with a height that will exceed the fifteen feet (15') height limitation for accessory structures, and such other related relief as may be required.

Chairman Carroll Sinquett asked for the Zoning Officer to verify the height of the accessory structure. 18' feet 7 ¼" is the height of the proposed accessory structure versus the initial 17.5' feet presented.

The Planning Commission discussed the application in detail.

RECOMMENDATION:

A motion was made by Dr. David Knies, Ph.D., seconded by Mr. Chris Mongeau, carried by a vote of 5-0, to not send the Borough Solicitor to the Zoning Hearing Board hearing, passed unanimously.

5. **PUBLIC COMMENT**

Mr. Joe Raunado, 176 W. King Street, asked about what is happening with the former Christopher's place. Mr. Chris Bashore explained that he is unable to comment, however there have been rumblings of a restaurant coming to town.

Mr. Mark Niemiec offered to be appointed to the ARAP task force. Mr. Chris Bashore reviewed the amount paid to the Borough and gave a further edification of eligible projects that may use the funding.

Mr. Mark Niemiec asked about the pump track. Mr. Chris Bashore gave an update regarding of his Doylestown Tour and the positive experience he had.

Chairman Carroll Sinquett asked how long the average person spends at pump tracks. Dr. Amy Finkbiner, Ph.D. explained that after people using the pump track get tired after 10 to 15 minutes.

6. **ADJOURNMENT**

A motion was made by Mr. Mark Niemiec., seconded by Mr. Chris Mongeau, and carried by a vote of 5-0, to adjourn the meeting at 8:02 p.m.

Respectfully submitted by,
Tiffany M. Loomis
Assistant Borough Manager & Zoning Officer