

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF JANUARY 29, 2009**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building. Additional commissioners present were Susan Beach, MaryNell Ferry, Chris Kimmel and Pat Montague. There was a quorum present.

1. Minutes of December 30, 2008
Motion to approve-Commissioner Montague, 2nd Commissioner Beach
Minutes approved.
2. Reorganization 2009
Motion to appoint Mark Benzel Chairperson-Commissioner Ferry, 2nd Commissioner Montague
Commissioner Benzel abstained. Motion approved.
Motion to appoint Christine Kimmel Vice Chairperson-Commissioner Ferry, 2nd Commissioner Beach. Commissioner Kimmel abstained. Motion approved.
Motion to appoint Ruth Plaughter Secretary-Commissioner Ferry, 2nd Commissioner Benzel
Motion approved.
3. Whitewing Farm-North Preliminary Subdivision Plan Approval. Barry Stingel of Hillcrest Associates, Inc.
Review of January 29, 2009 letter from Jim Hatfield, Township Engineer.
Commissioner Beach motion to approve preliminary subdivision plan of Whitewing Farm North subject to meeting all outstanding items from township consultants. 2nd Commissioner Ferry.
Motion approved.
4. Unionville Chadds Ford School District-Land Development Plan-Final. Christine Sellers, ELA.
Commissioners reviewed Jim Hatfield's letter of January 28, 2009:
 - a. Request for a Special Exception to allow use of the R-B zoned portion of the District's property for school uses, (specifically, athletic fields and access driveway from the school campus to Doe Run Road). General consensus of the Commissioners to favor this request for special exception use with a condition that the fields not be lighted.
 - b. Request for variances from certain landscaping requirements and from full curbing within parking lots. General consensus of the Commissioners to favor this request of two variances: curbing and dividing island in new parking lot.
 - c. Waivers from having to submit a shadow analysis. Commissioners support this request.
 - d. Applicant agrees to be responsible for damage to township roads as a result of construction.
 - e. Planning Commission supports request for variance to gain relief from buffering entire perimeter and applicant will buffer areas of proposed construction.
 - f. General consensus of the Commissioners to support a waiver from planting quantity requirements on south side of buffering area provided variance request with detailed landscape plan approved by GTP.
 - g. Commissioners okay with existing non-conforming condition at the middle school described in Mr. Hatfield's letter - item 3.
 - h. Commissioners advised applicant to devise a sidewalk arrangement complementary to the long range plan for the area. Areas for street trees should include the front of the high school, the new turn lane area and along Doe Run Road.

The Planning Commission advised applicant to continue to the upcoming supervisor's meeting and zoning hearing meeting and return to the Planning Commission in February, 2009.

5. WSFS Sketch Plan for adaptive use of Route One properties – John Jaros, Riley Riper Hollin & Colagreco
Commissioners noted that sketch plan must meet requirements of buffer zones, impervious coverage and interior parking lot plantings. Applicant advised to continue with process.
No action.
6. Longwood Gardens-L.D. East Conservancy Plaza-Stuart Appel, Wellsappel; Kerr Gracie, Bancroft Construction Company; Greg Sawka, Bancroft Construction; Kate Donnelly, Longwood Project Engineer. Concept Presentation for amphitheatre and restroom wing extension.
7. Mckinstry request to include 30+ acres in the Agricultural Security Area. No representation..

Adjournment 10:05pm

Respectfully submitted
Ruth Plaughter, Secretary