

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF AUGUST 26, 2008**

Mark Benzel, chairperson, called the meeting to order at 7:35pm in the township building. Additional commissioner present was MaryNell Ferry. There was not a quorum present.

**Public Comment Period-a letter from Windover Homeowners Association submitted by Susan Hillebrecht. Letter will be forwarded to the township office.**

**1. Whitewing Farm – South – preliminary plan Presenter: Barry Stengel**

**(Commissioners had the old version of the plans/applicant shared his revised version with the board.)**

**Mr. Stengel reviewed with the commissioners the August 25, 2008 letter and August 25, 2008 Memorandum from Township Engineer James Hatfield. Noted: #5 from letter –**

**there is an existing lane to Valley Road that will be used for trucking soil off site. Commissioner Benzel suggested that the Beversrede HOA and the homeowners in this development may have some issues in the future that may need resolution. The topic will be brought to the attention of the township attorney. Following discussion of items in Mr. Hatfield's letter, the Commissioners advised applicant to address and resolve all issues remaining before seeking final plan approval.**

**Applicant and commissioners reviewed Glackin Thomas Panzak letter of August 22, 2008. Ms. Thomas noted that several items from June 6, 2008 review letter have not been addressed. Following discussion of points in the letter, applicant stated there was no issue with the letter from Lisa Thomas and will comply with each item. Per this compliance, applicant should request a revised memo letter for supervisors from GTP as this would be helpful for Preliminary Plan Approval. Commissioners advised applicant go to supervisors to seek Preliminary Plan Approval without Planning Commission motion to recommend if revised landscape plans meet the requirements of GTP review letter and resolution of any remaining issues with township engineer.**

**2. Ordinance Amendments –**

**1. Commissioner Benzel favors-appropriate to keep all school property ESI**

**Commissioner Ferry-needs more information**

**2. a). Retain shorter planting requirements to block headlight glare. Taller plantings**

**could be reduced in number but keep some for visual appeal.**

- b). increase or decrease? More info needed**
- c). fence design of concern. Limit height with need for review if fencing to exceed 6'. More info needed. Privacy fencing/deer fencing?**
- 3. Other – Need to communicate to homeowners when an item coming before the Planning Commission that impacts on adjacent property owners.**

**Adjournment 9:10pm**

**Respectfully submitted**

**Ruth Plaugher, Secretary**