

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF DECEMBER 30, 2008**

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

- 1, Minutes of November 25, 2008  
Changes: #1. line 3- add after abstain – (did not have copies to review)  
#2. line 3- add after District – need to  
#2. line 7- replace agreed – understood Commissions’ position  
#3. line a. add after between – E.  
#3. line c. add after Road - or Special Exception

Motion to approve with changes-Commissioner Beach, 2<sup>nd</sup> Commissioner Ferry  
Minutes approved.

2. Whitewing Farm - South for Final Approval  
Applicant representation, Barry Stingel of Hillcrest Associates, Inc.  
Commissioners reviewed the December 19, 2008 letter from Chester County Conservation District and the Glackin Thomas Panzak letter of December 29, 2008. Motion by Commissioner Ferry to recommend final approval for Whitewing Farm South subject to meeting any comments of township consultants and Home Owners Association documentation acceptable to township solicitor. 2<sup>nd</sup> Commissioner Beach. Motion approved.
3. Amendments to Zoning Ordinance  
Commissioners reviewed revisions to the proposed changes for Ordinance No. 09-01.  
It is the consensus of the commissioners that the revisions/changes are acceptable.
4. Meeting Schedule for 2009  
January 27                      August none  
February 24                    September 1  
March 31                        September 29  
April 28                         October 27  
May 26                          November none  
June 30                         December 1  
July 28                         December 29
5. Cuyler Walker, Chairman of the Board of Supervisors, on Regional Zoning  
The Regional Zoning Comprehensive Plan will include East Marlborough Township along with Newlin Township and West Marlborough Township. Commissioners discussed with Mr. Walker the advantages to the proposal such as the opportunity to retain more acreage in preservation status. Application will be made to Chester County to aid in the funding for this project. Mr. Walker estimates that the planning will take a year. Once completed, public hearings will be held. There will be one regional comprehensive plan and each township will adopt ordinances accommodating the regional plan. Following the discussion, the Commissioners thanked Mr. Walker for his review of the project.

Adjournment 9:05pm

Respectfully submitted  
Ruth Plaughner, Secretary