

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF MAY 28, 2013**

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

1. Minutes of March 26, 2013. Motion by Commissioner Kimmel to accept minutes as submitted. 2<sup>nd</sup> Commissioner/chairperson Benzel. Motion approved.
2. Keldrer Prelim/Final Land Development Plan – Additional warehouse building with existing facility on Gale Lane – James Fritsch, Regester Associates and John Felter, owner.

Commissioners reviewed the following letters: May 28, 2013 from James Fritsch, Regester Associates, requesting waivers, the May 17, 2013 recommendation letter from The County of Chester Planning Commission and April 30, 2013 review letter from James Hatfield, township engineer, Vandemark & Lynch, Inc. Mr. Fritsch introduced the project using a land development plan.

Following a time of discussion and explanation: Motion by Commissioner Kimmel to recommend preliminary/final land development plan approval, grant two waivers, recommend no sidewalks, subject to meeting requirements as stated in Mr. Hatfield's letter, meeting storm water requirements and resolving any issues of other township consultants. 2<sup>nd</sup> Commissioner Montague. Motion approved.

3. Hood's BBQ and Deli-Sketch Plan for expansion of facility in historic Unionville Brad Bernstein, Architect, Design Data Associates, Chadds Ford, PA. Also present Larry Hood, Jr., Dawn Hood and Larry Hood, III.

Commissioners received the review letter of February 26, 2013 from James Hatfield, township engineer and preliminary sketch and proposed depictions of the project from the applicants.

Commissioners discussed with the applicants and Mr. Bernstein the numerous comments in Mr. Hatfield's five page letter and the applicant's sketch plan along with proposed project images. The project to expand and enhance the existing facility has many issues that relate to the preexisting lot usage, storm

water management, impervious coverage, legal requirements, variances, and other items included in Mr. Hatfield's letter.

No action by commissioners. Applicants advised to talk with Jim Hatfield and work out with him any reasonable and allowable direction to accomplish the project and get some idea of cost estimates before continuing with the plans and incurring more expense. Commissioners also advised applicants to be on the agenda at the next township supervisors' meeting to introduce the project along with any resolutions to issues as noted by Mr. Hatfield.

4. Bank of America – no representation present
5. Po-Mar-Lin/East Marlborough Township Subdivision – This subdivision has been prepared in anticipation of East Marlborough purchasing some land from the Fire Company.

Commissioners reviewed the May 17, 2013 letter from the Planning Commission of The County of Chester and the subdivision plan from James Hatfield, VandeMark & Lynch Associates, Inc. Motion by Commissioner Ferry: Recommendation to approve the preliminary/final Po-Mar-Lin subdivision based on the Final Subdivision Plan submitted by Mr. Hatfield. 2<sup>nd</sup> Commissioner Montague. Motion approved.

Adjournment 9:00pm

Respectfully submitted

Ruth Plaucher, Secretary