

APPROVED FEBRUARY 9, 2011



THORNBURY TOWNSHIP
DELAWARE COUNTY
Planning Commission
6 Township Drive
Cheyney, PA 19319-1020

James Bulkley, Chairman
James Quinn, Jr., Vice-Chairman

Robert Ricciuti
Allen McCann
Robert Ferrara
Charles Howat
James Moore

MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, January 12, 2011

The Thornbury Township Planning Commission held a public meeting Wednesday, January 12, 2011 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Bulkley called the meeting to order at 7:00 p.m.

PRESENT:

James Bulkley, Chairman	Ken Kynett, Esq., Solicitor
Allen McCann	Mike Ciocco, Twp. Engineer
Robert Ferrara	Wayne Grafton, Land Planner
Charles Howat	
James Quinn, Jr.	

ABSENT: Robert Ricciuti, Vice Chairman, and James Moore

MEMBERS OF PUBLIC: 6

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **REORGANIZATION**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES – Dec. 8, 2010**
5. **OLD BUSINESS**
 - a. **Guilday, Reverse Subdivision, Prelim. 5–Lot Subdivision, 67/75 Creek Rd, and 258 Old Gradyville Rd.**
 - b. **Zoning Ord. – Accessory Structure Regulations**
 - c. **Comprehensive Plan**
6. **NEW BUSINESS**
 - a. **Black Bell Farm, Final 2-lot Subdivision, 594 Cheyney Rd.**
7. **ACTION DATES – REVIEW**
8. **NEXT MEETING – Wed., Jan. 26, 2011**
9. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Bulkley led the salute to the flag.

2. **REORGANIZATION:**

Chairman Bulkley asked for nominations for a Temporary Chairman to chair the 2011 reorganization:

On a motion by Mr. Ferrara, seconded by Mr. Quinn, all members present voted “aye” to appoint Mr. McCann as Temporary Chairman to conduct the 2011 reorganization of the Planning Commission.

Mr. McCann then asked for nominations for Chairman:

On a motion by Mr. Ferrara, seconded by Mr. Quinn, with Mr. Bulkley abstaining, all members present voted “aye” to appoint Mr. Bulkley as Chairman for 2011.

Mr. McCann turned the meeting over to Mr. Bulkley.

Mr. Bulkley then asked for nominations for Vice Chairman:

On a motion by Mr. Ferrara, seconded by Mr. McCann, with Mr. Quinn abstaining, all members present voted “aye” to appoint Mr. Quinn, as Vice Chairman for 2011.

Mr. Bulkley then asked for a motion to close the reorganization.

On a motion by Mr. McCann, seconded by Mr. Ferrara, all members present voted “aye” to close the Planning Commission’s 2011 Reorganization.

3. **PUBLIC COMMENT**: There were no comments from the public.
4. **APPROVAL OF MINUTES**: On a motion by Mr. McCann and seconded by Mr. Quinn, all members present voted “aye” to approve the Dec. 8, 2010 minutes, as amended by Mr. Kynett. Mr. Ferrara abstained, as he was absent from that meeting.
5. **OLD BUSINESS**
 - a. **Guilday, Reverse Subdivision, Prelim. 5–Lot Subdivision, 67/75 Creek Rd, and 258 Old Gradyville Rd.:**

Present: Chris Guilday, one of the applicants
Bob Flinchbaugh, P.E., the applicant’s engineer

Mr. Ciocco highlighted the waivers listed in his 1/10/11 review letter and noted that a few waivers were added. Mr. Ciocco added that most of his comments referred to clarification points on the plan, such as under Landscaping #11 and #13, where Mr. Ciocco felt there were more trees than reported. Also, in #12, a landscape plan is required to show where the trees will go. Mr. Flinchbaugh explained that the applicant preferred to make a monetary contribution for tree replacement than pay for a landscape plan. Mr. Bulkley felt that most of the replacement trees could

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be used for shielding headlights and house landscaping. Mr. Flinchbaugh will work with Mr. Ciocco to determine the number of trees.

Mr. Grafton questioned the length of the 14% driveway slope on lots 4 & 5. Mr. Flinchbaugh replied about 200-300 ft. each. Mr. Grafton felt the waiver request should be more specific as to the length of the driveways exceeding the permitted slope. Mr. Ciocco stated that lot 5 looked closer to 300 ft., but it should be measured and put in the waiver request.

Mr. Flinchbaugh updated the 3rd party approvals, as follows: Delaware County Conservation Dist. – Received letter and addressed their comments on the previous layout and will update them. Planning Modules – submitted to the Township and will approve, once the sewer engineer approves the sewer size. PennDOT – Will meet with PennDOT regarding the driveway onto Creek Rd. Sewer extension plans will be submitted.

Mr. Ciocco requested the applicant to get PennDOT's desirable sight distance by cutting vegetation and/or embankment grading. Mr. Ciocco noted that the applicant was basically in compliance regarding stormwater management. Mr. Ciocco stated that the applicant indicated on the plan that there was 250 ft. or more between the historic structures on the adjacent property and the property line, and asked for the Historic Commission Info. Block to be added to the plan.

A debate ensued as to whether or not preliminary plan approval could be recommended tonight with 24 outstanding comments, as requested by Mr. Flinchbaugh. Mr. Kynett explained that the Board of Supervisors has requested that the Planning commission fully review the plan such that it is not passed on to the Board with numerous issues and conditions, and therefore the comments of Mr. Ciocco's letter of 1/10/11 will need to be satisfactorily addressed before the Planning Commission makes a recommendation on the preliminary plan. Mr. Ciocco stated that if the applicant could get a revised plan to him a week in advance of the next meeting, he would try and review it in time for the next meeting. Mr. Kynett stated that the applicant has to show compliance with the township tree replacement requirements, and then if the applicant believes that relief is necessary, the applicant must demonstrate how the applicant plans to mitigate non-compliance so that a full waiver is not being requested.

- b. Zoning Ord. – Accessory Structure Regs.:** Tabled to the next meeting.
- c. Comprehensive Plan:** Tabled until census figures are available.

6. NEW BUSINESS

a. Black Bell Farm, Final 2-lot Subdivision, 594 Cheyney Rd .:

Present: Scott Cannon, the applicant

Mr. Cannon stated that his plans are for a final, minor, 2 lot subdivision. One piece (adjacent to Thornbury Park) will be conveyed to the Township for open space and the other piece will be retained by Mr. Cannon. Mr. Bulkley noted that the Township already granted conditional use approval for cluster development. Mr. Kynett stated that the cluster ordinance allows for open space to be conveyed to the Township and in this instance, the township is seeking to have the area identified as open space conveyed to the township ahead of the cluster development plan in order to preserve it against future proposals for development. Mr. Howat was concerned with how this plan complies with the cluster ordinance. Mr. Kynett noted that the Planning Commission was not looking at that now, but was considering only a two lot subdivision proposing no development. Mr. Ciocco asked if the applicant could come back with less than a 15 acre piece of ground for a cluster development. Mr. Kynett stated that the Township agreed to participate in that cluster development so that the parcel size would comply. Mr. Kynett stated that Mr. Cannon is conveying the open space to the Township first instead of last. Mr. Ciocco had asked about where stormwater facilities would be placed, as he felt it would be difficult to fit stormwater management facilities within the cluster as shown, unless the number of lots was reduced. Mr. Cannon stated that he will try to place the stormwater facilities on his property. Mr. Kynett stated that Mr. Cannon only has zoning (use) approval for the cluster concept (what is shown on the 2nd sheet). When it comes back, Mr. Cannon and the Township (2 owners) will go thru the cluster process together. Mr. Grafton added that there are several PRDs in Thornbury that started as a combination of property owners. Mr. Ciocco noted that the cluster development had several outstanding issues from a previous review letter that still needed to be resolved and therefore should not be part of this plan set. Mr. Ciocco felt that the plan should consist of only the 1st sheet with additional natural features included and the cluster development features removed. Mr. Cannon agreed to remove the cluster lot lines from sheet 2 and make it clear that this is only a 2 lot subdivision under consideration. Mr. Kynett stated that the record plan should contain a note that the lot being purchased by the township was the proposed open space in the conditional use approval received by the applicant for the cluster development.

7. ACTION DATES – REVIEW: Mr. Bulkley reviewed the action dates.

8. **NEXT MEETING**: Wednesday, January 26, 2011 at 7 p.m.
9. **ADJOURNMENT**: On a motion by Mr. Ferrara and seconded by Mr. McCann, the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Deborah Zitarelli, Planning Commission Secretary

cc: Planning Commission Members Ted McCandless, Code Administrator
 Board of Supervisors Michael Ciocco, Township Engineer
 Kenneth D. Kynett, Esq. Wayne Grafton, Land Planner
 Robert P. Anderman, Esq. Geoff Carbutt, Subdivision Coordinator
 Jeffrey Seagraves, Township Manager Suzanne Howat