

APPROVED FEBRUARY 23, 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, February 9, 2011

The Thornbury Township Planning Commission held a public meeting Wednesday, February 9, 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 Wayne Grafton, Land Planner
James Quinn, Jr., Vice-Chairman
Allen McCann
Robert Ferrara
Charles Howat

ABSENT: Robert Ricciuti, James Moore, Ken Kynett (Solicitor), and Mike Ciocco (Twp. Engineer)

MEMBERS OF PUBLIC: 7

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. SALUTE TO THE FLAG
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES – Jan. 12, 2011
4. OLD BUSINESS
 - a. Guilday, Reverse Subdivision, Prelim. 5-Lot Subdivision
67/75 Creek Rd., & 258 Old Gradyville Rd.
 - b. Cannon – Black Bell Farm, Final 2-lot Subdiv., 594 Cheyney Rd.
 - c. Wills Prelim./Final 3-lot Subdivision, 35 Locksley Rd.
 - d. Zoning Ord. – Accessory Structure Regulations
 - e. Comprehensive Plan
5. NEW BUSINESS
 - a. 2010 Annual Report and Addendum
6. ACTION DATES REVIEW
7. NEXT MEETING – Wed., Feb. 23, 2011
8. ADJOURNMENT

1. **SALUTE TO THE FLAG:** Mr. Bulkley led the salute to the flag.
2. **PUBLIC COMMENT:** There were no comments from the public.
3. **APPROVAL OF MINUTES:** On a motion by Mr. Howat and seconded by Mr. Quinn, all members present voted “aye” to approve the Jan. 12, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. McCann had not yet arrived and therefore was absent for the vote.

4. **OLD BUSINESS**

a. **Guilday, Reverse Subdivision, Prelim. 5-Lot Subdivision, 67/75 Creek Rd., & 258 Old Gradyville Rd.**

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

Mr. Flinchbaugh highlighted Mr. Ciocco's 2/7/11 review letter and noted (regarding review comment #7) that Mr. Ciocco agreed to meet with the applicant if there are more trees to be replaced. For waiver #5, Mr. Flinchbaugh will add the driveway slope distances (Lot 5 - 250 ft. and Lot 4 - 300 ft.) to the plan.

Mr. McCann arrived.

The members thanked Mr. Guilday and Mr. Flinchbaugh for their work in reducing the number of review comments.

MOTION: *On a motion by Mr. Quinn and seconded by Mr. Ferrara, all members present voted "aye", with 2 members absent, to recommend to the Board of Supervisors approval of the Guilday Reverse Subdivision, Prelim. 5-Lot Subdivision Plan for 67/75 Creek Rd, and 258 Old Gradyville Rd., prepared by Register Associates, Inc., consisting of 14 sheets, dated March 26, 2008, last revised February 2, 2011, conditioned upon satisfaction of the Catania Engineering review letter dated February 7, 2011 and the Pennoni Associates preliminary sewer review letter dated February 7, 2011.*

As part of the motion, all members present voted "aye", with 2 members absent, to recommend the following waivers:

- 1. Section 19-404.B – To allow a riparian buffer extending a minimum of 10 feet from wetlands on Lot 3 in lieu of the 75 feet required. The riparian buffer should be maximized to the fullest extent possible and at a minimum, match the 100 year floodplain setback line on Lot 3 as determined by the Zoning Hearing Board.*
- 2. Section 22-502.2.A – Allowing a plan scale of 1"=60' where 1"=50' or 1"=100' is required.*
- 3. Section 22-602.8 – To allow the applicant to proceed without widening of the Old Gradyville and Creek Roads.*

4. *Section 22-602.15 – To allow the applicant to proceed without installing Curb and Sidewalk along the property frontage along Creek Road and Old Gradyville Road.*
5. *Section 22-606.B – To allow a driveway slope of 14% maximum (for a maximum distance of 300 ft. for Lot 4 and 250 ft. for Lot 5) in lieu of the 10% maximum for Lots 4 and 5.*

The Board should note that the Planning Commission deferred making any recommendation with respect to the tree replacement requirements of Section 22-905.4 until final plan.

Additionally, at the Planning Commission's October 27, 2010 meeting, by a vote of 4 in favor, 0 against, and 3 absent, the Planning Commission recommended approval of the Guilday Planning Module and Component 4A, contingent upon the low pressure sewer being sized to accommodate for future expansion.

b. Cannon – Black Bell Farm, Final 2-Lot Subdivision, 594 Cheyney Rd.

Present: Scott Cannon, the applicant

Mr. Bulkley highlighted Mr. Ciocco's 2/4/11 review letter.

Waivers Required (Chapter XXII)

1. Section 22-502.2.A - Mr. Cannon stated that he had complied with the required plan scale. Mr. Bulkley requested #1 to be removed from the waiver requests.
8. Section 27-2811 - Mr. Cannon agreed to add the historic resource information block to the plan denoting additional historic information.

Zoning (Chapter XXVII)

9. Section 27-2115 - Mr. Cannon agreed to comply.

Subdivision & Land Development (Chapter XXII)

10. Section 22-904 - After a brief discussion in which Mr. Cannon noted that exterior monuments already exist; there was a consensus to add this review comment to the list of waiver requests.

General Comments

- 11 & 12. Mr. Cannon agreed to comply.
13. Mr. Cannon did not feel that PA DEP Planning Module nor Township Sewer Engineer approval was needed at this time. Mr. Cannon stated that this application is on the DELCO Planning Department's agenda.

Stormwater Management

14. Section 19-404.B - Mr. Cannon agreed to comply.

MOTION: *On a motion by Mr. Ferrara and seconded by Mr. McCann, all members present voted “aye”, with 2 members absent, to recommend to the Board of Supervisors approval of Scott and Sarah Cannon’s “Black Bell Farm” 2-Lot Subdivision for 594 Cheyney Road, prepared by Stantec Consulting Services, Inc., consisting of 1 sheet, dated December 7, 2010, last revised January 24, 2011, conditioned upon satisfaction of the Catania Engineering Review Letter dated February 4, 2011.*

The Planning Commission considered this application exclusively as a 2-Lot Subdivision with no development proposed.

As part of the motion, all members present voted “aye”, with 2 members absent, to recommend the following waivers:

- 2. Section 22-502.2.C.(9) – To allow the applicant to proceed without identifying all utilities to be shown within 50 feet of project boundaries.*
- 3. Section 22-502.3.B.(3) – To allow the applicant to proceed without identifying all trees over 4” in caliper to be shown.*
- 4. Section 22-602.8 – To allow the applicant to proceed without widening of the existing cartway of Cheyney and Glen Mills Roads.*
- 5. Section 22-602.15 – To allow the applicant to proceed without installing curb and sidewalk.*
- 6. Section 22-606.D – To allow the applicant to proceed without demonstrating required sight distance for the existing driveway, as this is an existing condition and no development is proposed at this time.*
- 7. Section 22-705 & 19-801-806 – To allow a partial waiver from the required easement around a calculated floodplain. The drainage easement will still be provided surrounding the wetlands and streams in accordance with these sections. The calculated floodplain and related easements depicting the effects of the roadway culverts would be deferred until the future development project.*
- 8. Section 27-2811 – To allow a partial waiver from the required Historic Resource Impact Study, but to require that at a minimum, the new historic resource information block should be added to the plan denoting some additional historic information.*

10. *Section 22-904 – To allow the applicant to proceed without placing additional monuments.*

The applicant indicated that he would comply with review comments 9, 11, 12, 13, and 14 of Mr. Ciocco's 2/4/11 review letter.

c. Wills Prelim./Final 3-Lot Subdivision, 35 Locksley Rd.

Present: no one was present on behalf of the applicant

Mr. Bulkley reported receiving an 8 ½" x 11" driveway sketch to serve Lot 2. There was a consensus not to discuss it until it was placed on the full-size plan, as it was difficult to see how this proposal would affect the rest of the plan and the members did not want to interpret it incorrectly.

d. Zoning Ord. – Accessory Structure Regs.: Mr. Bulkley felt that no discussion was needed on solar and wind appliances that are attached to structures because the UCC would govern that if permitted in our Township. Mr. Bulkley suggested that the conditional use process may be the best approach for free-standing accessory structures. Further discussion was tabled due to the absence of Mr. Ciocco and Mr. Kynett.

e. Comprehensive Plan: Tabled until the census figures are available.

5. NEW BUSINESS

a. 2010 Annual Report and Addendum: Tabled to the next meeting.

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

7. NEXT MEETING: Wednesday, February 23, 2011 at 7 p.m.

8. ADJOURNMENT: On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Deborah Zitarelli, Planning Commission Secretary

cc: Planning Commission Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Robert P. Anderman, Esq.
Jeffrey Seagraves, Township Manager

Ted McCandless, Code Administrator
Michael Ciocco, Township Engineer
Wayne Grafton, Land Planner
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat