

**APPROVED MAY 25, 2011**



**T H O R N B U R Y T O W N S H I P**  
**D E L A W A R E C O U N T Y**  
**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

**MINUTES**  
**Thornbury Township Planning Commission Meeting**  
**Wednesday, May 11, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, May 11, 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 Mike Ciocco (Twp. Engineer)  
James Quinn, Jr., Vice-Chairman Ken Kynett (Solicitor),  
Allen McCann Wayne Grafton, Land Planner  
Robert Ferrara  
Charles Howat

**ABSENT:** Robert Ricciuti

**MEMBERS OF PUBLIC:** 7

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – April 13, 2011**
4. **OLD BUSINESS**
  - a. Paaby, Final subdivision, 32 & 34 Westtown Rd.
  - b. Accessory Structure Regulations Ord.
  - c. Historic District Sign Ord.
  - d. Comprehensive Plan
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., May 25, 2011**
7. **ADJOURNMENT**

**NOTE:** Mr. Bulkley announced that the Planning Commission did not meet on April 27 due to the lack of a quorum.

1. **SALUTE TO THE FLAG:** Mr. Bulkley led the salute to the flag.
2. **PUBLIC COMMENT:** A question was raised about the closure of Brinton Lake Rd. Mr. Ferrara stated that it was closed to repair the bridge.
3. **APPROVAL OF MINUTES:** On a motion by Mr. McCann and seconded by Mr. Howat all members present voted “aye” to approve the April 13, 2011 minutes, as amended by Mr. Kynett, Mr. Ciocco, and Mr. McCann.

**4. OLD BUSINESS**

**a. Paaby, Final Subdivision, 32 & 34 Westtown Rd.**

Present: Mark Padula, P.E., Register Assoc. – the applicant's engineer  
Colby Martin, Keller Williams, Real Estate, the applicant's realtor

Mr. Padula thanked Rick Miller (Chair., Historic Commission) for reviewing the historic resource note on the plan. Mr. Ciocco's 5/11/11 review letter was then highlighted, as follows:

**Zoning (Chapter XXVII)**

1. Section 27-2115.2.A. – Mr. Padula will transfer all information from sheet 3 to sheet 2.

**Waivers Required (Chapter XXII)**

3. Section 22-502.1.B – Mr. Ciocco stated the larger plan size is acceptable, as it eliminates break lines
4. Section 22-502.3.B.(3) – Mr. Ciocco stated that no development or removal of trees were proposed.
5. Section 22-502.2.C.(9).(a) – Mr. Ciocco felt that more information may be needed, as it is unknown what the Township has planned for lot 3.
6. Section 22-502.2.C.(15) – same comment as #5.
7. Section 22-602.8 – Mr. Ciocco stated that his comment refers only to Dilworthtown Rd., not Westtown Rd.
9. Section 27-2811 – Rick Miller stated that a letter from the Historic Commission is forthcoming. Mr. Miller anticipated recommending granting of the historic study waiver if no further issues arose at the meeting.

**Subdivision & Land development (Chapter XXVII)**

10. Section 22-502.2.C.(7) – Mr. Ciocco stated that sheet 4 needed to be revised to show distances, bearings, recording blocks, and owner's acknowledgment blocks for the properties involved. Mr. Padula explained the difficulty in surveying the lots, as they were done in the past based on "magnetic north" and current methods require a survey based on "true north". Mr. Padula will have his surveyor contact Mr. Ciocco. Mr. Ciocco noted 2 common property lines that should already match some of the existing survey lines. Mr. Ciocco asked Mr. Padula to call him to discuss in further detail after the meeting.
11. Section 22-502.3.B.(4) & 608 – Mr. Ciocco asked Mr. Padula to call him to discuss in further detail after the meeting.
12. Section 22-606.D – Mr. Ciocco suggested that vegetation be trimmed to increase sight distance. Mr. Padula will ask Mr. Shaw permission

to trim his vegetation. Mr. Padula noted that the embankment may also hinder the sight distance.

**General Comments**

15. Mr. Ciocco asked if the existing driveway is a common driveway for the other 2 properties to the north. Mr. Padula stated that Mr. Shaw uses the driveway and turn-offs have been added over time. Mr. Ciocco requested a copy of an existing or proposed driveway easement to clarify the rights of the users. Mr. Ciocco asked for clarification on the services and who is served by the existing utility poles. Mr. Padula stated that the utility poles do not serve the Shaw property and only serve the Paaby property. Mr. Padula stated that he would provide a shared driveway maintenance agreement.

Mr. Bulkley noted that the major issues are: (1) how to survey and transfer the properties, since parcels 1 and 4 would not otherwise qualify as stand-alone parcels; (2) increase the sight distance to the left for the existing driveway, (3) a formal easement confirming Mr. Shaw's access to that property, and (4) a shared driveway maintenance agreement.

Mr. Bulkley will contact the Board to determine their plans for parcel 3.

**b. Accessory Structure Regs. Ord.:** This discussion item was tabled, as the Planning Commission is waiting for input from the Board.

**a. Historic District Sign Ord.:** Rick Miller (Chair., Historic Commission) stated that Mr. Sgro and the numerous signs in the Historic District prompted the research. After a discussion in which Mr. Miller highlighted the Historic Commission's draft Historic District Sign Ordinance, along with his Commission's arduous and lengthy effort involved in studying and writing their draft, there was a consensus to ask the Board for their input on this matter, as it was felt that the existing sign ordinance could be improved and this would seem to be the appropriate time to do so while considering the HC's suggestions. A memo would be sent to the Board asking for input as to how far in depth the Planning Commission should explore this, if at all. Mr. Grafton noted that there were non-historic structures within the Historic District and felt that the existing regulations concerning real estate signs were not current. All members and consultants congratulated the Historic Commission for their hard work and felt that revamping the sign ordinance would be a monumental task, as it involves first amendment rights.

**d. Comprehensive Plan:** This discussion item was tabled.

5. **ACTION DATES – REVIEW:** Mr. Bulkley reviewed the action dates.
6. **NEXT MEETING:** Wednesday, May 25, 2011 at 7 p.m.
7. **ADJOURNMENT:** On a motion by Mr. Ferrara and seconded by Mr. McCann, the meeting adjourned at 8:30 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