



**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  
Herman Welsh

**MINUTES**  
**Thornbury Township Planning Commission Meeting**  
**Wednesday, June 8, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, June 8, 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 Ricciuti	
Robert Ferrara	
Charles Howat	

**ABSENT:** Herman Welsh

**MEMBERS OF PUBLIC:** 3

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – May 25, 2011**
4. **OLD BUSINESS**
  - a. **Accessory Structure Regulations Ord.**
  - b. **Historic District Sign Ord.**
  - c. **Comprehensive Plan**
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., June 23, 2011**
7. **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. McCann and seconded by Mr. Ferrara all members present voted “aye” to approve the May 25, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco.
4. **OLD BUSINESS**
  - a. **Accessory Structure Regs. Ord.**: Tabled, waiting for Board input.

**MINUTES – PLANNING COMMISSION MEETING**

**JUNE 8, 2011**

**PAGE 2**

- b. Historic District Sign Ord.:** Mr. Bulkley reported that the Board of Supervisors wants the Planning Commission to continue discussing the Historic District Sign Ord. and take priority over the Accessory Structure Regulation Ord. Mr. Bulkley recommended the Conditional Use process which would require a public hearing, could analyze each application individually and, if needed, add conditions to satisfy any mitigating circumstances. Mr. Grafton reminded the members that he left them with questions to consider on these issues. Mr. Bulkley asked that all be prepared to discuss the Historic District Sign Ord. at the next meeting.

NOTE: Mr. Ricciuti arrived at 7:04 pm.

- c. Comprehensive Plan:** Mr. Howat questioned how to discuss it. Mr. Grafton noted the discussion would evolve around quantitative data (census figures) and qualitative items such as goals and objectives. The quantitative data only needs to be mechanically inserted into the draft. Mr. Grafton asked that the members review the Table of Contents and Chapter 5 (Goals and Objectives) and if there is anything of concern or something you feel that needs to be added, it should be brought up for discussion at the next meeting. Mr. Bulkley reported that the Historic Committee was the only board to reply to the PC's previous request regarding Comprehensive Plan tasks. Mr. Bulkley felt that the Goals and Objectives should be reviewed at the next meeting, including Open Space Preservation. Mr. Grafton explained as each chapter is reviewed, members would notice changes. Open space and population has changed and we will look at methods to protect open space, such as the cluster. We will also see if the Parks and Recreation Open Space Plan is consistent with the Comp. Plan.

Mr. Bulkley asked Mrs. Zitarelli to send out another request to the boards and committees and ask that they reply in 30 days. We'll attend their meeting if they do not reply. Meanwhile, Mr. Bulkley will speak with each chairman. Mr. Bulkley suggested the members review the Comp. Plan of Edgmont Twp. to see how their Comp. Plan is formatted. Mr. Bulkley felt that Grace Winery at Sweetwater B & B could be added to the historic portion of the Comp. Plan. Mr. Bulkley asked the members to take notes (for discussion purposes) when reading the Comp. Plan. Mr. Grafton added that many different types of information may change a member's opinion. Mr. Quinn brought up the property off Stoneybank Rd for open space. Mr. Bulkley noted that it was not large enough to qualify as a cluster. Mr. Bulkley noted that improving the façade and building style of pumping stations can enhance their appearance. Mr. Grafton stated that this process will take between 15-18 months.

5. **ACTION DATES – REVIEW:** Mr. Bulkley highlighted the Action Dates.  
***MOTION:*** *On a motion by Mr. Howat and seconded by Mr. Ferrara, all members present voted “aye”, with 1 member absent, to recommend to the Board of Supervisors that the Wills 3-Lot Subdivision be denied as non-compliant for the reasons stated in Mr. Ciocco’s March 28, 2011 review letter (copy attached), provided the Township fails to receive an extension on or before June 22, 2011. However, if the Planning Commission receives the extension on or before June 22, 2011, the Planning Commission will at that time withdraw its recommendation and move forward on the Wills Subdivision discussion. (Note: If the extension has been received, this should be on the next agenda to withdraw the prior recommendation.)*
  
6. **NEXT MEETING:** Wednesday, June 23, 2011 at 7 p.m.
  
7. **ADJOURNMENT:** On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 7:55 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