



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 22, 2011

The Thornbury Township Planning Commission held a public meeting Wednesday, June 22, 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: 2

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – June 8, 2011**
4. **OLD BUSINESS**
 - a. **Accessory Structure Regulations Ord.**
 - b. **Historic District Sign Ord.**
 - c. **Comprehensive Plan**
 - d. **Wills Subdivision – Withdraw Prior Recommendation**
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., July 13, 2011 at 7 p.m.**
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. Howat all members present voted “aye” to approve the June 8, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco.
4. **OLD BUSINESS**
 - a. **Accessory Structure Regs. Ord.:** This discussion item was tabled.

MINUTES – PLANNING COMMISSION MEETING

JUNE 22, 2011

PAGE 2

- b. Historic District Sign Ord.:** This discussion item was tabled - will discuss at the next meeting.

- c. Comprehensive Plan:** Mr. Grafton stated that the members were to review Chapter 5 and discuss their thoughts, good, bad, or indifferent. Mr. Bulkley noted that no other boards, other than the Historic Commission, responded to the Planning Commission's memo regarding the status of their tasks from the 2004 Comprehensive Plan. Mr. Bulkley stated that he helped with the last update and noticed improved community character, more vistas and open space, as generated from subdivisions, but was unsure how to provide for agricultural preservation. Mr. Bulkley noted the benefit of controlling the speed limit of Glen Mills Rd.

Mr. Ferrara arrived at 7:07 p.m.

Mr. Grafton noted that the Township is changing from an agricultural area to a less than agricultural area and that the working farm will shift to a gentlemen's farm. Mr. Grafton asked that the members make a note to focus on the agricultural shift regarding goals and objectives.

Mr. Bulkley noted regarding transportation, it would be nice to have places to ride bikes on the road. Mr. Howat felt the current goals were lofty and laudable and had no issues with Ch. 5.

Mr. Ciocco commented that under Finances, Objective 4, page 5-8, the fee in lieu of option for open space was previously investigated and the decision was not to pursue it. Mr. Bulkley stated that the Board wanted the applicant to try to meet the ordinance and if they could not that is when they would discuss a fee in lieu of. Mr. Bulkley will check with the Board if it should remain as is. Mr. Grafton said to mark it and come back to it.

Mr. Grafton brought up the Capital Improvement Plan. Mr. Bulkley felt the Board did a great job in funding the Sewer Program.

Mr. Grafton asked that the members put a note next to Open Space, Objective 6, which requires a program associated with P & R, and also refers to acquisition, ball fields, and equipment.

Mr. Howat brought up low-cost housing. One thing close to that may be Scott Cannon's proposal for his property, with small homes on small lots, which may become a trend in the future. Mr. Grafton noted that there are techniques to incorporate low-cost housing, and to set aside areas for

lower cost housing is a controversial concept. Mr. Grafton stated that housing is expensive even in adult communities. Mr. Kynett explained that the MPC changed a few years ago and now says that a variety of housing must be provided to theoretically provide low-cost housing. Mr. Bulkley felt that the members could investigate this topic.

Mr. Howat felt it was difficult for homeowners to follow all the restrictions in order to preserve their historic structure. Mr. Grafton explained that just recognizing these homes is the first step. In an historic village, the one that has not been kept up will be bought and improved, like the others nearby. Inclusion of incentives in the code give the owner a little more latitude in terms of what is going on inside, such as possibly allowing a doctors office to help create an acceptable balance between preservation and property rights. Also, signage, lighting, colors, and materials, all help to make the area unique. Mr. Bulkley noted 3 classifications, each with a different level of historic significance.

Mr. Grafton stated that the members should review the census figures and discuss population and housing and contrast it with the data from the 2004 Plan.

d. Wills Subdivision – Withdraw Prior Recommendation:

Mr. Kynett noted receiving an email from Mrs. O'Donnell's attorney objecting to the use of the pony trail as part of the Plan.

MOTION: *On a motion by Mr. Ferrara and seconded by Mr. McCann, all members present voted "aye", with 1 member absent, to rescind the conditional motion made at its June 8, 2011 meeting recommending denial of the Wills 3-Lot Subdivision. The prior motion was rescinded as an extension had been received by the June 22, 2011 deadline. As a result, the Planning Commission will move forward on the Wills Subdivision discussion and will provide a recommendation at the conclusion of its review.*

5. ACTION DATES – REVIEW: Mr. Bulkley highlighted the Action Dates. Mr. Bulkley noted receiving revised Gricco plans and highlighted the history dating back to 1980.

6. NEXT MEETING: Wednesday, July 13, 2011 at 7 p.m.

7. ADJOURNMENT: On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

MINUTES – PLANNING COMMISSION MEETING

JUNE 22, 2011

PAGE 4

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