



**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**

**MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, July 27, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, July 27, 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: 0

MEMBERS OF PUBLIC: 1

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – July 13, 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., August 10, 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. Ricciuti all members voted “aye” to approve the July 13, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco.
4. **OLD BUSINESS**
 - a. **Accessory Structure Regs. Ord.**: The members discussed the pros and cons of the 3 different ways to handle free-standing solar and wind structures: (1) prohibit them; (2) allow them only thru the Conditional Use

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process, where the applicant first comes before the Planning Commission (PC) and then goes before the Board of Supervisors (Board) for a hearing where the applicant addresses any impacts to neighbors and the Board may place conditions on the applicant; or (3) allow them only by Special Exception before the Zoning Hearing Board (ZHB), which requires no input from the PC or the Board, and does not have the benefit of a professional consultant's review and advice. Mr. Ferrara asked which method is the fairest to deal with potential neighbor problems; and what is the most reasonable way to accommodate changes in technology, conditional use, special exception, or by-right. Mr. Grafton noted the following: (1) Conditional Use and Special Exception are both forms of permitted uses; (2) Glare, noise, distance from property lines, traffic, etc. are impacts to consider; and (3) Energy generating systems are often changing, so it is difficult to set by-right standards. Mr. Ciocco noted that a starting point is the standards in our draft ordinance.

Mr. Ricciuti and Mr. Ferrara questioned if there was a requirement to notify a neighbor with the Conditional Use process. Mr. Kynett explained that because Conditional Use uses a public "hearing", rather than a public "meeting", all properties within a certain number of feet from the applicant receive written notices enabling them to participate in the hearing.

Most members and Mr. Grafton indicated their preference of the Conditional Use process. Mr. Bulkley will discuss this with the Board.

- b. Historic District Sign Ord.:** The members felt that there was a need to have billboard regulations as our Township includes a small strip of land along Rte. 202. A discussion ensued as to whether billboard regulations should be incorporated into the existing Sign Ord. or have a separate Billboard Ord.

Mr. Ferrara questioned if billboards could be prohibited. Mr. Kynett stated that it would be improper to prohibit billboards, because it would limit free-speech and 1st Amendment rights, but, in his opinion, should be treated as outdoor advertising, where it could be regulated as a principal use of property. My Kynett further stated that although billboards have many components similar to signs, they have a separate use unto themselves and therefore may not belong in the Sign Ord. The members agreed to limit billboards to an Industrial Dist., with standards such as distance between signs, the type of road, and size. Mr. Kynett felt that billboard and sign regulations should be developed in parallel. Mr. Bulkley will ask the Board about adding billboards into the Sign Ord.

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- c. Comprehensive Plan:** Mr. Grafton passed out Chapter 6 Population (pop.) and Housing (revision 7/19/11) and Population Charts 1930-2010 to be reviewed for the next meeting. Mr. Grafton noted that the value for 2000 was adjusted for the correctional facility pop., due to the Township objecting to the 2000 census count based upon the prison pop., as all of the prison living quarters are in Concord Twp. The Delaware Valley Regional Planning Commission adjusted the number, but did not adjust census data prior to 2000, making future projections difficult.

Mr. Grafton noted that Chapter 6 was partially updated. Mr. Grafton felt that the “non-institutionalized” pop. on page 2 encompassed Glen Mills School and Cheyney Univ. and pop. would change according to enrollment. Mr. Grafton was unsure if “juvenile facilities” meant the prison and/or the Glen Mills School. It was felt that the “institutionalized pop.” figure of 721 only encompassed Glen Mills School. And, of the 999 “non-institutionalized pop.”, 980 are from Cheyney Univ.

Mr. Grafton highlighted the tables in Ch. 6. For Table 6.3 Mr. Bulkley suggested a blank column next to the estimate columns. Mr. Ferrara asked how to deal with vacant homes.

- 5. ACTION DATES – REVIEW:** Mr. Bulkley highlighted the Action Dates.
MOTION: *On a motion by Mr. Ferrara and seconded by Mr. McCann, all members voted “aye” to recommend to the Board of Supervisors that the Gricco Subdivision Amendment be denied as non-compliant with Township ordinances for the reasons stated in Mr. Ciocco’s July 7, 2011 review letter. However, if the Township is granted an extension from the Applicant to review the Applicant’s plans on or before August 10, the Planning Commission will at that time withdraw this recommendation and proceed with further review of the Gricco Subdivision Amendment for compliance with Township ordinances.*
- 6. NEXT MEETING:** Wednesday, August 10, 2011, at 7 p.m.
- 7. ADJOURNMENT:** On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:15 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