

APPROVED SEPTEMBER 14, 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
Kenneth Zitarelli

MINUTES

Thornbury Township Planning Commission Meeting

Wednesday, August 10, 2011

The Thornbury Township Planning Commission held a public meeting Wednesday, August 10, 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)
Allen McCann Wayne Grafton, Land Planner
Charles Howat
Kenneth Zitarelli

ABSENT: James Quinn, Jr., Robert Ricciuti, Robert Ferrara, and Ken Kynett (Solicitor)

MEMBERS OF PUBLIC: 2

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – July 27, 2011**
4. **OLD BUSINESS**
 - a. **Gricco – Motion to Withdraw Recommendation**
 - b. **Accessory Structure Regulations Ord.**
 - c. **Historic District Sign Ord.**
 - d. **Comprehensive Plan**
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., September 14, 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. Mr. Bulkley welcomed Ken Zitarelli as the new member.
3. **APPROVAL OF MINUTES:** On a motion by Mr. McCann and seconded by Mr. Howat all members present voted “aye” to approve the July 27, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Zitarelli abstained due to just being appointed.
4. **OLD BUSINESS**
 - a. **Gricco – Motion to Withdraw Recommendation:**

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MOTION: *On a motion by Mr. McCann and seconded by Mr. Howat, all members present voted “aye”, with 3 members absent, to rescind the conditional motion made at its July 27, 2011 meeting recommending denial of the Gricco Subdivision Amendment. The prior motion was rescinded as an extension had been received by the August 10, 2011 deadline. As a result, the Planning Commission will move forward on the Gricco Subdivision Amendment discussion and will provide a recommendation at the conclusion of its review.*

- b. Accessory Structure Regulations Ord.:** Mr. Bulkley stated that the Board of Supervisors (Board) would prefer to use Conditional Use (CU) for wind and solar alternative energy source free-standing structures. The members wanted the following restrictions included: restricted from cluster developments, townhouses, apartments, and lots less than 1.5 ac. The members felt those restrictions would reduce most neighbor problems. Mr. Grafton noted that HOA regulations may prohibit those structures. Mr. Ciocco asked how this would affect an HOA that wants a solar structure for a pump station. Mr. Grafton stated the HOA would not have the right or a majority of the residents would have to change the HOA regulations. Mr. Grafton stated that you can ask for a variance from the ZHB if you want a structure on less than 1.5 acres. Mr. Grafton noted that he would make the changes and hand out a revised draft ordinance in September. The Board wanted the Planning Commission to focus on solar and wind at this time, and felt that the current process was sufficient for garages and car ports, etc.
- c. Historic District Sign Ord.:** Mr. Grafton felt it should be re-titled “Sign Ord.” Mr. Bulkley checked with the Board who agreed to include billboard regulations. Mr. Grafton will draft it and send it to Mr. Kynett to review.
- d. Comp. Plan:** Mr. Bulkley tabled this item, as 3 members are absent.

- 5. ACTION DATES – REVIEW:** Mr. Bulkley highlighted the Action Dates.
- 6. NEXT MEETING:** Wednesday, September 14, 2011, at 7 p.m.
- 7. ADJOURNMENT:** On a motion by Mr. Howat and seconded by Mr. McCann, the meeting adjourned at 7:25 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