

**APPROVED OCTOBER 12, 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, September 28, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, September 28, 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, P.E., Twp. Engineer  
James Quinn, Jr., Wayne Grafton, Land Planner  
Robert Ricciuti Ken Kynett, Esq., Solicitor  
Allen McCann  
Kenneth Zitarelli

**ABSENT:** Charles Howat and Robert Ferrara

**MEMBERS OF PUBLIC:** 6

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – Sept. 14, 2011**
4. **OLD BUSINESS**
  - a. **Wills – Motion to Withdraw Denial**
  - b. **Sign Ord.**
  - c. **Accessory Structure Regulations Ord.**
  - d. **Comprehensive Plan**
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., October 12, 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. Zitarelli all members present voted “aye” to approve the September 14, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Ricciuti abstained due to his absence at that meeting.

**4. OLD BUSINESS**

- a. Wills – Motion to Withdraw Denial:** Mr. Bulkley noted that the extension was received from Carol Wills.

***MOTION:** On a motion by Mr. McCann and seconded by Mr. Ricciuti, all members present voted “aye”, with 2 members absent, to rescind the conditional motion made at it’s September 14, 2011 meeting to recommend denial of the Wills 3-Lot Subdivision.*

The prior motion was rescinded as an extension had been received by the September 28, 2011 deadline. As a result, the Planning Commission will move forward on the Wills Subdivision discussion and provide a recommendation at the conclusion of its review.

- b. Sign Ord.:** Mr. Grafton summarized the various sources of information used to prepare the current draft ordinance, as follows: the Township’s current Sign Ord., the Sign Ord. prepared by the Historic Commission, Edgmont Twp.’s Sign Ord., and other applicable ordinances. Mr. Grafton stated that his draft is incomplete, as details regarding the structure and size of signs first need to be discussed by the members. Mr. Miller (at Mr. Grafton’s invite) joined the PC members at the table for this discussion. Mr. Grafton led the page by page discussion of Draft 2B and Draft 3A. At the conclusion of the discussion, Mr. Grafton stated that he would update his draft ordinance with the changes discussed this evening and provide a revised draft for further discussion at the next meeting.
- c. Accessory Structure Regulations Ord.:** Mr. Bulkley tabled this item due to insufficient time to discuss it.
- d. Comprehensive Plan:** Mr. Bulkley tabled this item due to insufficient time to discuss it.

- 5. ACTION DATES – REVIEW:** Mr. Bulkley highlighted the Action Dates and noted the following: Gricco - will need an extension for the Planning Commission’s next meeting; and Wills – received an opposition letter regarding the proposal to share the existing common driveway with a new lot from Nick Cozzan, a neighbor who currently shares the common driveway with the Wills property.

- 6. NEXT MEETING:** Wednesday, October 12, 2011, at 7 p.m.

- 7. ADJOURNMENT:** On a motion by Mr. McCann and seconded by Mr. Zitarelli, the meeting adjourned at 9:00 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