



**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, October 12, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, October 12, 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  
Allen McCann Ken Kynett, Esq., Solicitor  
Robert Ferrara  
Charles Howat  
Kenneth Zitarelli

**ABSENT:** Robert Ricciuti

**MEMBERS OF PUBLIC:** 1

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – Sept. 28, 2011**
4. **OLD BUSINESS**
  - a. **Sign Ord.**
  - b. **Accessory Structure Regulations Ord.**
  - c. **Comprehensive Plan**
5. **ACTION DATES REVIEW**
6. **NEXT MEETING – Wed., October 26, 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. Ferrara all members present voted “aye” to approve the September 28, 2011 minutes, as amended by Mr. Kynett. Mr. Howat and Mr. Ferrara abstained due to their absence at that meeting.
4. **OLD BUSINESS**
  - a. **Sign Ord.:** Mr. Miller (Chairman, Historic Committee) was invited to join the PC members at the table for this discussion. Mr. Grafton stated that

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the members were currently working on revising 2 Sign Ord. components. Mr. Grafton noted: (1) Mr. Quinn's request to keep the ordinance as brief as possible; and (2) receiving 2 memos from Mr. Miller since the last meeting regarding the draft ordinance.

Mr. Grafton handed out "SIGN DESIGN GUIDELINES", dated 8/2/04 and suggested that the members review it, including the Historic Committee, for discussion at a later date. Mr. Grafton also handed out "Thornbury Twp. Sign and Billboard Regulation Proposals, Parts A-1 & A-2", revised 10/12/11. Mr. Grafton led a page by page discussion and highlighted the changes from the prior version.

Mr. Grafton handed out "Thornbury Twp. Sign and Billboard Regulation Proposals, Parts B & C", revised 10/12/11. Mr. Grafton led a page by page discussion.

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.

**b. Accessory Structure Regulations Ord.:** Mr. Bulkley stated that there was a previous consensus to use the Conditional Use process for solar and wind applications, as it is the best way to deal with each application individually. Mr. Kynett requested the members to think about being proactive in addressing changing technology. He cited an example of solar panels being installed on a car port type structure over parking areas to generate electricity, and that because they need to be located in both zoning and functionally appropriate areas, traditional zoning regulations may not fit this type of accessory use. Mr. Grafton noted that the State is now involved in determining whether solar panels are pervious or impervious. Mr. Grafton asked the members to view the 30 acre solar farm by the bridge near Longwood Gardens. Mr. Bulkley requested Mr. Grafton to draft an Accessory Structure Regulations Ord. which regulates solar and wind applications by Conditional Use.

**c. Comprehensive Plan:** Mr. Grafton stated that he is receiving feedback and making amendments.

**5. ACTION DATES – REVIEW:** Mr. Bulkley highlighted the Action Dates and noted that an extension for Gricco was received.

**6. NEXT MEETING:** Wednesday, October 26, 2011, at 7 p.m.

7. **ADJOURNMENT**: On a motion by Mr. McCann and seconded by Mr. Howat, the meeting adjourned at 8:35 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