

**APPROVED DECEMBER 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, November 9, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, November 9, 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., Vice-Chairman Wayne Grafton, Land Planner  
Allen McCann Ken Kynett, Esq., Solicitor  
Charles Howat  
Kenneth Zitarelli

**ABSENT:** Robert Ricciuti and Robert Ferrara

**MEMBERS OF PUBLIC:** 5

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. SALUTE TO THE FLAG
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES – Oct. 26, 2011
4. OLD BUSINESS
  - a. Sign Ord.
  - b. Accessory Structure Regulations Ord.
  - c. Comprehensive Plan
  - d. Wills Subdivision – Motion to Recommend Withdrawal of Motion to Recommend Denial
  - e. Gricco Subdivision Amendment – Motion to Recommend Denial
  - f. Budget – Motion to Recommend Approval of 2012 Planning Commission Budget
5. ACTION DATES REVIEW
6. NEXT MEETING – Wed., Nov. 23 or Dec. 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.
3. **APPROVAL OF MINUTES:** On a motion by Mr. McCann and seconded by Mr. Howat all members present voted “aye” to approve the October 26, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco.

**4. OLD BUSINESS**

- a. Sign Ord.:** Mr. Grafton explained that as part of the sign ordinance and billboard ordinance revisions, he also needs to draft an amendment to remove billboards from the Mobile Home Park District, as there are currently use provisions allowing billboards in this district, which is contrary to the current provisions being considered.

Mr. Grafton handed out “Amendment to the Thornbury Township Zoning Ordinance for the Regulation of Signs” dated 11/9/11. Members are to review the revised ordinance as well as the following items for discussion at the next meeting:

Page 17: Liability insurance.

Page 19: 2<sup>nd</sup> TGA Commentary “U” – provisions regarding changeable type – Should this be included?

Page 22: Table 20.10

Page 24: Table 20.20-A – see left side “Permitted non-residential Uses in Residential Zoning Districts”, review comment “On Premises Electronic Message Centers” – Should this be included?

Rick Miller (Historic Committee Chair) noted that the Township was considering erecting an electronic message center sign at Thornbury Park and if it is allowed there, questioned if it would be allowed elsewhere. The members discussed the pros and cons and possibly of only allowing it on public-owned property.

Pages 25 & 26: Mr. Grafton is still reviewing PennDOT regs. and illumination standards.

Page 27: Table 20.30

Pages 30 & 31: Cross-references to other sections of the code.

Page 34: Amends the permitted use accessory use provisions.

Pages 35 & 36: Article 17 & 18 – Mr. Grafton is still researching.

There were no further questions or comments. Mr. Grafton asked the members to review this draft for discussion at the next meeting. Illumination and liability issues need to be further discussed. The members may email their comments before the next meeting.

- b. Accessory Structure Regulations Ord.:** Mr. Bulkley noted that the Commission is awaiting Mr. Grafton’s draft ordinance on using the Conditional Use process for applications regarding free-standing solar and wind alternative energy structures.
- c. Comprehensive Plan:** Mr. Grafton is awaiting feedback from Mr. Miller (Historic Committee) who will review historic information map updates,

and Mr. McCann (Environmental Advisory Committee) who will review data on existing developments.

**d. Wills Subdivision – Motion to Recommend Withdrawal of Motion to Recommend Denial:**

**MOTION:** *Mr. Howat moved and Mr. McCann seconded to recommend to the Board of Supervisors to rescind the conditional motion made at its October 26, 2011 meeting to recommend denial of the Wills 3-Lot Subdivision. The prior motion was rescinded as an extension had been received by the November 9, 2011 action 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. The motion passed unanimously.*

**e. Gricco Subdivision Amendment – Motion to Recommend Denial:**

The Planning Commission's last date to act on the pending Gricco Subdivision Amendment Application is 12/14/11. Because the Planning Commission is not scheduled to meet again until that date, it took the following action to ensure that the Township would have the necessary recommendation to properly act on the Gricco Subdivision Amendment Application within the time prescribed by law:

**MOTION:** *Mr. Howat moved and Mr. McCann seconded to recommend to the Board of Supervisors that the Gricco Subdivision Amendment be denied as non-compliant with Township Codes for the reasons stated in Mr. Ciocco's July 7, 2011 review letter, unless the Township should receive an extension to consider the Application on or before December 14, 2011, in which case, the Planning Commission would, at that time, withdraw this recommendation and move forward on the Gricco Subdivision Amendment Application discussion. The motion passed unanimously.*

**f. Budget – Motion to Recommend Approval of 2012 Planning Commission Budget:**

**MOTION:** *Mr. McCann moved and Mr. Howat seconded to recommend to the Board of Supervisors a Planning Commission 2012 budget of \$41,620, which reflects a \$120.00 increase in "Salary" from the 2011 Planning Commission budget. The motion passed unanimously.*

**5. ACTION DATES – REVIEW:** Mr. Bulkeley noted the Wills and Gricco Action Dates.

**6. NEXT MEETING:** Wednesday, Dec. 14, 2011, at 7 p.m. (The members briefly discussed holding a meeting on 11/23/11 and there was a consensus

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to cancel it due to the absence of several members and consultants for the Thanksgiving holiday.)

7. **ADJOURNMENT:** On a motion by Mr. Zitarelli and seconded by Mr. McCann, the meeting adjourned at 7:30 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