

APPROVED SEPTEMBER 11, 2013



THORNBURY TOWNSHIP
DELAWARE COUNTY
Planning Commission
6 Township Drive
Cheyney, PA 19319-1020

James Quinn, Jr., Chairman
Robert Ferrara, Vice-Chairman

Allen McCann
James Bulkley
Charles Howat
Kenneth Zitarelli
James Falcone

MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, July 10, 2013

The Thornbury Township Planning Commission held a public meeting Wednesday, July 10, 2013 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Quinn called the meeting to order at 7:00 p.m.

PRESENT: James Quinn, Jr., Chairman Mike Ciocco, P.E., Engineer
Robert Ferrara, Vice Chairman Wayne Grafton, Land Planner
Jim Bulkley James Byrne, Esq.
Allen McCann
Charles Howat
Kenneth Zitarelli
Jim Falcone

ABSENT: Jim Bulkley

MEMBERS OF PUBLIC: 2

Mr. Quinn called the meeting to order and reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – June 12, 2013**
4. **OLD BUSINESS**
 - a. **Comprehensive Plan Addendum/Update**
5. **NEW BUSINESS**
 - a. **Dutcher Prelim./Final Minor Subdivision
64 Westtown Rd.**
 - b. **Revised Proposed Sign Ordinance**
 - c. **Crane Subdivision – Concept Plan “B”**
6. **ACTION DATES REVIEW**
7. **NEXT MEETING – Wed., July 24, 2013 at 7 p.m. (optional)**
8. **ADJOURNMENT**

1. **SALUTE TO THE FLAG**: Mr. Quinn 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 June 12, 2013 minutes, as presented. Mr. Howat abstained due to his absence from that meeting.

4. OLD BUSINESS

- a. Comprehensive Plan Addendum/Update:** (This agenda item was discussed after “New Business”.)

Mr. Quinn stated that Chapter 9, “Natural Resources and Open Space Plans”, would be discussed this evening.

Mr. Grafton stated that he will incorporate the data from Mr. Miller’s 6/10/13 email. Mr. Grafton felt that some issues were to be edited by the Township. Mrs. Zitarelli noted that she was asked by the Township to update some data, but does not have the time.

A brief discussion ensued regarding steep slopes. Mr. Ciocco noted that the Township has adopted ordinances on most of the issues noted in Ch. 9. However, Mr. Grafton felt it may be prudent to review our steep slope regulations again, as several years have passed and the Board of Supervisors did not pass all of our steep slopes ordinance draft. Mr. Ciocco noted that if steep slope regulations are too burdensome, you cannot build, and the Township realizes this problem. Mr. Quinn will discuss this with the Board of Supervisors.

Page 4, “Adopt the Act 167”: Mr. Ciocco noted that Act 167 was adopted last year, but there may be additional studies which should be added to this section. Mr. Ciocco will supply Mr. Grafton with updated info/wording.

Page 8, “Scenic Resources”: Mr. Grafton noted that this refers to pull-offs to look at view-sheds, private property, agricultural operations, etc. He also noted that similar provisions have created problems elsewhere.

Page 11, “Scenic & Historic Resources”: Mr. Grafton recommended that the members review this part. Mr. Ciocco stated that he would review it.

Mr. Quinn will check with the Township to obtain updated data for several chapters and get back to Mrs. Zitarelli as to what chapter will be discussed at the next meeting.

- 5. NEW BUSINESS** (As noted above “New Business” was addressed by the Planning Commission before “Old Business”.)

- a. Dutcher Prelim./Final Minor Subdivision
64 Westtown Rd.
1st Presentation**

MINUTES – PLANNING COMMISSION MEETING

JULY 10, 2013

PAGE 3

Present: Bob Flinchbaugh, P.E., D.L. Howell & Assoc., Inc. – the applicant's engineer
Eric Miller, the applicant

Mr. Flinchbaugh stated that the tract is located on Dilworthtown Rd. at Westtown Rd., zoned R-1, and proposes 6 lots which access Dilworthtown Rd., with on-lot water, septic, and stormwater management. Mr. Flinchbaugh noted receiving Mr. Ciocco's 7/9/13 review letter and will discuss it with Mr. Ciocco prior to the next meeting.

Mr. Ciocco brought up the following issues:

- (1) Insufficient lot width at the building line for lots 1 and 3. Mr. Flinchbaugh will investigate. Mr. Ciocco will defer to Twp. Solicitor on ordinance interpretation.
- (2) Insufficient sight distance. Mr. Flinchbaugh will check PennDOT's regulations and try to meet the requirements.
- (3) Exceeding the maximum number of interior lots. Mr. Ciocco will defer to Twp. Solicitor on ordinance interpretation.

(Mr. Byrne arrived.)

Mr. Flinchbaugh explained the flexibility of the access easement to Westtown Rd. for lots 4 & 5 while maintaining the minimum bulk requirements. Mr. Grafton preferred that 1 driveway be chosen for each lot. Mr. Ciocco felt that each lot should have its own driveway and each driveway should be on its own fee simple access strip without easements crossing over other properties. Mr. Ciocco also noted that all new driveways are required to meet Township and PA DOT sight distance requirements, and even if minimums are met, it is preferable to maximize the sight distance. Mr. Flinchbaugh agreed to investigate these issues.

A brief discussion ensued regarding on-lot stormwater management

Mr. Ciocco noted that there are a number of zoning issues that need to be resolved before the applicant moves forward.

- b. Revised Proposed Sign Ordinance:** Mr. Grafton stated that it looked generally consistent with the draft submitted by the Planning Commission to the Board of Supervisors. Mr. Quinn felt that more time was needed for review, so no recommendation would be made at this time and it would be on our next agenda.

- c. **Crane Subdivision – Concept Plan “B”:** Mr. Ciocco stated that a conditional use subdivision plan was presented to Board of Supervisors by the Cranes several years ago. It received Conditional Use approval and then it sat for a few years before Toll Brothers purchased it. The Concept Plan “B” was prepared by Toll Brothers as a modification to the original Crane Conditional Use Subdivision Plan that received Conditional Use Approval only. The new Concept Plan “B” was in the same general configuration as the Crane Conditional Use Subdivision Plan, with 3 exceptions noted as follows: One of the entrances to Stoneybank Road was eliminated, the buffer to Chester Creek was enlarged, and the historic schoolhouse was noted as being moved to Martin Park.

After a brief discussion there was a consensus for Mrs. Zitarelli to send a memo to the Board of Supervisors indicating the following: Pertaining to item #3 in the 10/31/12 Toll Brothers cover letter regarding the relocation of the school house to Martin Park, the Planning Commission felt that this issue has been addressed in Mr. Ciocco’s 5/3/13 review letter, per comment #21, and states that the school house relocation to Martin Park should be added to the subdivision plan set.

6. **ACTION DATES REVIEW:** Mr. Quinn reviewed the action dates.
7. **NEXT MEETING:** Wed., July 24, 2013, at 7 p.m. (optional):
MOTION: *On a motion by Mr. McCann and seconded by Mr. Ferrara, all members voted in favor of not holding the optional 2nd meeting in July (July 24). The next Planning Commission meeting is scheduled for August 14, 2013.*
8. **ADJOURNMENT:** *On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:00 p.m.*

Respectfully submitted,
Deborah Zitarelli
Planning Commission Secretary

cc: Planning Commission Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Jeffrey Seagraves, Township Manager
James Byrne, Esq.

Michael Ciocco, P.E., Engineer
Wayne Grafton, Land Planner
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat, Bookkeeper