

APPROVED OCTOBER 9, 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, September 11, 2013

The Thornbury Township Planning Commission held a public meeting Wednesday, September 11, 2013 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Quinn called the meeting to order at 7:00 p.m.

PRESENT:

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| 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: 0

MEMBERS OF PUBLIC: 4

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 – July 10, 2013**
4. **OLD BUSINESS**
 - a. Revised Proposed Sign Ordinance
 - b. Comprehensive Plan Addendum/Update, Overview of previously reviewed chapters
5. **NEW BUSINESS**
 - a. Audi Dealership Sketch Plan, 1421 Wilmington Pike
 - b. Crane Subdivision, Trail & Emergency Access Delineators
 - c. 2013 Budget & Expense, 1st & 2nd Quarter Review
 - d. 2014 Budget
6. **ACTION DATES REVIEW**
7. **NEXT MEETING – Wed., Sept. 25, 2013 at 7 p.m. (optional)**
8. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag. Mr. Ferrara asked for a moment of silence to remember the 9/11 attacks.
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 approved the July 10, 2013 minutes, as presented. Mr. Bulkley abstained due to his absence from that meeting.

4. **OLD BUSINESS** (“Old Business” was addressed after “New Business”.)
- a. **Revised Proposed Sign Ordinance:** Mr. Grafton felt that since Mr. Kynett responded to the Delaware County Planning Department’s comments, no further action was needed. Mr. Byrne concurred. There was a consensus by the members to recommend that the Board of Supervisors incorporate Mr. Kynett’s comments dated 8/5/13 relating to the Delaware County Planning Department’s review dated 7/17/13 into the Revised Proposed Sign Ordinance.
- b. **Comprehensive Plan Addendum/Update, Overview of previously reviewed chapters:** Mr. Quinn stated that he previously discussed this with Mr. Grafton and felt that all chapters except those involving data had been discussed and completed. Mr. Grafton will obtain and insert the remaining needed data. Mr. Quinn asked the members to be ready to discuss Chapters 12 and 13 at the next meeting. Mr. Quinn stated that the Comp. Plan should be finalized by the end of 2013.
5. **NEW BUSINESS** (“New Business” was addressed before “Old Business”.)
- a. **Audi Dealership Sketch Plan, 1421 Wilmington Pike**

Present: Keith Shaw, Porsche General Manager
Lawrence Strohm, Jr., Esq., the applicant’s solicitor
Michael Bowker, P.E., the applicant’s engineer

Mr. Strohm introduced Mr. Shaw and Mr. Bowker. Mr. Strohm stated that this property is a 4 acre parcel with 400 ft. of frontage on Route 202. Mr. Strohm passed out copies of an aerial photo showing the surrounding properties and Township boundary lines. Mr. Strohm stated that the property is on the east side of Route 202, between the Wawa and Mr. Mulch businesses, south of the Dilworthtown Rd. intersection, with the front portion being Chadds Ford Twp. and the rear portion being Thornbury Twp. Mr. Strohm stated that all existing improvements are in Chadds Ford. The proposal is to demolish the existing improvements. About 17,000 of the proposed 47,437 sq. ft. building will be located in Thornbury Twp., as a parking deck over the service area.

(Mr. Byrne arrived.)

The following items were briefly discussed:

- 1 – building height and elevations
- 2 – zoning, setback, and woodland relief to be requested
- 3 – vehicle inventory (40-120 cars) and parking spaces
- 4 – lighting
- 5 – possibility of public sewer or septic system
- 6 – retaining walls

- 7 – development of proposed demo route for test drives
- 8 – new stormwater ordinance, riparian buffers, steep slopes, and floodplain requirements

At the suggestion of the applicant, a brief discussion ensued regarding the applicant's willingness to pay for Mr. Ciocco's review on the sketch plan to identify land development and zoning issues. The members suggested that the applicant contact Mr. Carbutt who would ask for approval from the Board of Supervisors.

- b. Crane Subdivision, Trail & Emergency Access Delineators:** Mr. Quinn asked for suggestions. The members suggested trail head delineators could be made of stone, small boulder, or wood. Mr. Bulkley suggested pre-fab columns. Small wood delineators could be used for emergency access out to Stoneybank Rd. The trail location should be shown on the plan according to the conditional use approval. It was decided to pass along the suggestions to the applicant's engineer and have them come up with something that would comply with other developments in the Township and the conditional use approval.
 - c. 2013 Budget & Expense, 1st & 2nd Quarter Review:** Mr. Quinn announced that expenses have been close to or under budget.
 - d. 2014 Budget: MOTION:** *On a motion by Mr. Bulkley, seconded by Mr. Ferrara, all members voted "aye" to recommend to the Board of Supervisors that the Planning Commission budget for 2014 remain the same as the 2013 budget of \$41,000.*
- 6. ACTION DATES REVIEW:** Mr. Quinn reviewed the action dates and noted receiving extensions for Dutcher, Wills, Lawler, and Crane.
- 7. NEXT MEETING:** Wed., Sept. 25, 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 September (Sept. 25). The next meeting is scheduled for October 9, 2013.*
- 8. ADJOURNMENT:** *On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:05 p.m.*

Respectfully submitted,
Deborah Zitarella, Planning Commission Secretary

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| cc: | Planning Commission Members | Michael Ciocco, P.E., Engineer |
| | Board of Supervisors | Wayne Grafton, Land Planner |
| | Kenneth D. Kynett, Esq. | Geoff Carbutt, Subdivision Coordinator |
| | Jeffrey Seagraves, Township Manager | Suzanne Howat, Bookkeeper |
| | James Byrne, Esq. | |