

**APPROVED JUNE 11, 2008**



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

**Michael Smitheman, Chairman  
James Bulkley, Vice-Chairman**

**Lawrence Barrett  
Frances Day  
Robert Ferrara  
Allen McCann  
Robert Ricciuti**

**MINUTES  
Thornbury Township Planning Commission Meeting  
Wednesday, May 28, 2008**

The Thornbury Township Planning Commission held a public meeting Wednesday, May 28, 2008 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Smitheman called the meeting to order at 7:00 p.m., with a salute to the flag.

**PRESENT:** Michael Smitheman  
James Bulkley  
Robert Ferrara  
Frances Day  
Michael Ciocco, PE, Township Engineer  
Kenneth Kynett, Esq., PC Solicitor

**ABSENT:** Lawrence Barrett  
Allen McCann  
Wayne Grafton, Land Planner  
Robert Ricciuti

**MEMBERS OF PUBLIC:** 2

**AGENDA**

Chairman Smitheman reviewed the Agenda, which included:

- Public Comment
- Approval of Minutes – May 14, 2008
- Ordinance
  - Cluster Ordinance
- Old Business/New Business
  - Woodlands Ordinance
- Next Meeting
  - June 11, 2008
- Adjournment

**PUBLIC COMMENT**

Chairman Smitheman asked for public comment on issues not on tonight's Agenda. There was no public comment.

**APPROVAL OF MINUTES**

On a motion by Mrs. Day, seconded by Mr. Ferrara, all members voted "aye" to approve the minutes of the Wednesday, May 14, 2008 meeting, as corrected.

**ORDINANCE**

**Cluster Ordinance**

Mr. Kynett recommended changing the nomenclature from “cluster” to “conservation” or “open space”, as the focus is not to cluster, but to create open space and allow design flexibility. Because this ordinance has its roots as R-1 zoning district section and is not an overlay district, there are provisions for agricultural, keeping livestock, cultural, and religious uses which may not be applicable to Thornbury. Mr. Bulkley would like to discourage agricultural use, and felt smaller lots (smaller than the current R-1 District of 2 acres) with more open space, not increasing density, but larger than the recent cluster developments of ¼ acre, would be appropriate for Thornbury. Also, the members were favorable to remove the bonus provision. The members also felt the Hawthorn Development was a good design example with smaller lots. Mr. Kynett will share his thoughts with Mr. Grafton. He also wanted to be sure that the bulk and area provisions in the ordinance can actually be implemented. The members agreed that a slightly larger lot avoids problems with setbacks and allows for flexible expansion.

Item 7, page 6 (Internal Open Space) was briefly discussed. Mr. Kynett noted that Edgmont Township originally had a density bonus, but removed those provisions following the development of Brick House Farms.

Mr. Ciocco questioned the reasoning for Conventional Lot Development (page 3). Mr. Kynett explained that it was an additional option provided to a land owner under an R-1 ordinance and not as an overlay. There are several provisions Thornbury may not want to consider.

Messrs. Bulkley and Ferrara noted that they were opposed to a kennel.

**OLD/NEW BUSINESS**

**Woodlands Ordinance**

Mr. Smitheman noted that this item will be revisited on the next agenda, as the members have not had a chance to read the Delaware County Planning Department’s review of this draft ordinance.

Mr. Bulkley noted stop signs are being hidden by overgrowth and people are not stopping at Slitting Mill and Locksley. Mr. Bulkley also noted that many storm sewers are clogged and felt storm drain decals would be beneficial. Mr. Ciocco stated the Township was responsible for cleaning storm drains.

**NEXT MEETING**

Mr. Smitheman announced that the next meeting will be on June 11<sup>th</sup> at 7 p.m.

**ADJOURNMENT**

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On a motion by Mr. Bulkley, seconded by Mrs. Day, the meeting was adjourned at 7:27 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  
Elizabeth Geoghegan, Subdivision Coordinator  
Suzanne Howat