



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

**James Bulkley, Chairman
Robert Ricciuti, Vice-Chairman**

**Allen McCann
Robert Ferrara
Charles Howat
James Quinn, Jr.
James Moore**

**MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, June 9, 2010**

The Thornbury Township Planning Commission held a public meeting Wednesday, June 9, 2010 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 Ken Kynett, Esq., Solicitor
Allen McCann Mike Ciocco, Township Engineer
Charles Howat Wayne Grafton, Land Planner
James Quinn, Jr.
James Moore

ABSENT: Robert Ricciuti, Vice Chairman
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 – May 26, 2010**
4. **OLD BUSINESS**
 - a. **Cheyney Univ., Prelim. Land Dev. Student Housing Project**
 - b. **Historic Commission Request for HRP Notes/HIS Info. Block on Plans**
 - c. **Floodplain Ord. - Update**
 - d. **Zoning Ord. – Accessory Structure Regulations**
 - e. **Comprehensive Plan – Update**
5. **ACTION DATES – REVIEW**
6. **NEXT MEETING – Wed., June 23, 2010 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. Quinn, all members present voted “aye” to approve the May 26, 2010 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. McCann and Mr. Howat abstained due to their absence from the May 26th meeting.

4. OLD BUSINESS

a. Cheyney Univ., Preliminary Land Dev. Student Housing Project:

Present: Chris Cobaugh, P.E., the applicant's engineer

(Mr. Cobaugh had not yet arrived at the beginning of this discussion.) Mr. Bulkley reviewed the Zoning Hearing Board's (ZHB) notes regarding their decision on Cheyney University's parking, which was to allow 1 parking spot for every 3.7 students, plus what is required for staff and administration and/or faculty. Mr. Grafton stated that the ZHB's decision lacked the Planning Commission's recommendation to the ZHB requiring a reevaluation of parking by the University if student population growth exceeded the 3% percent assumed in the Master Plan.

(Mr. Cobaugh arrived.) Mr. Bulkley reviewed the ZHB's parking decision with Mr. Cobaugh. Mr. Cobaugh felt that the BOS could impose conditions regarding the requirement to reevaluate parking. Mr. Bulkley stated that there were some delays at the intersections during commencement. Mr. Cobaugh stated that the university is striving to improve conditions during commencement. Mr. Cobaugh felt that there would be no problem in providing more parking, if needed. Mr. McCann commended Cheyney University regarding parking during commencement. Mr. Ciocco suggested that the Planning Commission recommend a requirement for Cheyney to submit an annual report. Mr. Ciocco stated that he had received revised plans from Mr. Cobaugh and will prepare a review for the next meeting.

- b. Historic Commission Request for HRP Notes/HIS Info. Block on All Plans:** At the request of the Historic Commission and with the assistance of Mr. Bulkley and Mr. Miller, Mr. Kynett drafted a proposed SLDO amendment which would require preliminary subdivision and land development plans to identify Historic Resources and include certain information about them as required by Chapter 27 of the Zoning Code. The addition of a signature block for the Historic Commission was then discussed. There was a consensus to exclude the signature block and handle approval by the Historic Commission with a letter.

MOTION: Mr. McCann moved and Mr. Quinn seconded to recommend to the Board of Supervisors approval of Mr. Kynett's proposed revision to Section 22-502, adding subsection E. to include requirements for historic resource identification on preliminary plans. There were no further comments and the motion passed unanimously.

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- c. Floodplain Ord. – Update:** Mr. Ciocco briefly highlighted 2 discussion points for the next meeting. Mr. Kynett stated that some discussion items were already in the draft ordinance. Mr. Bulkley stated that this would be discussed in detail at the next meeting.
 - d. Zoning Ord. – Accessory Structure Regulations:** This item was tabled, as Mr. Ricciuti and Mr. Ferrara were absent.
 - e. Comprehensive Plan – Update:** Mr. Bulkley stated that this item will be discussed once the census results have been received.
- 5. ACTION DATES – REVIEW:** Mr. Bulkley reviewed extension dates from Collins and Gricco.
- 6. NEXT MEETING:** Wednesday, June 23, 2010 at 7 p.m.

PUBLIC COMMENT: Carol Wills (3 Lot Preliminary/Final Minor Subdivision) reported that one neighbor approved of the use of the pony cart path as a driveway, but her other neighbor felt it would depreciate her property's value. Mrs. Wills explained that she had rights to the pony cart path for over 75 years and has a plot plan from 1946 which shows a ROW to it. It was suggested to Mrs. Wills that she have a title search done and speak with Mr. Mattox, her surveyor (who prepared the 1946 plan), who may have information that can be relayed to Mrs. Wills' engineer. Mr. Bulkley stated that it may be necessary to use the pony cart path due to a blind spot at the curve on Locksley; and PennDOT will need to see the sight distances. Mr. Ciocco stated that the site should be further evaluated to determine whether trees or the embankment could be trimmed to improve the sight distance.

- 7. ADJOURNMENT:** On a motion by Mr. McCann and seconded by Mr. Moore, the meeting adjourned at 7:45 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