



**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, December 9, 2009**

The Thornbury Township Planning Commission held a public meeting Wednesday, December 9, 2009 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: Mike Smitheman, Chairman
James Bulkley, Vice-Chairman
Robert Ricciuti
Robert Ferrara
Lawrence Barrett
Allen McCann
Ken Kynett, Esq., Solicitor
Mike Ciocco, Township Engineer
Wayne Grafton, Land Planner

ABSENT: Fran Day

MEMBERS OF PUBLIC: 12

AGENDA

Chairman Smitheman reviewed the Agenda, as follows:

1. PUBLIC COMMENT
2. APPROVAL OF MINUTES: November 11, 2009
3. OLD BUSINESS
 - a. Cheyney Univ. Land Dev.-Preliminary
 - b. Gricco Subdivision Amendment
 - c. Zoning Ord. – Accessory Structure Regulations
 - d. Comprehensive Plan
4. NEW BUSINESS
 - a. 2010 Meeting Dates
5. ANNOUNCEMENTS
 - a. On 11/18/09 the Board of Supervisors adopted the Floodplain Ordinance
 - b. The Township received an extension from Guilday to April 9, 2010
6. NEXT MEETING – Wed., Jan. 13, 2010
7. ADJOURNMENT

1. PUBLIC COMMENT

There were no comments from the public.

Supervisor, JP Kelly, 160 Dilworthtown Rd., expressed his thanks and gratitude on behalf of the residents and the Board of Supervisors to Mr. Smitheman, Mr. Barrett, and Mrs. Day for their years of service on the Planning Commission.

2. APPROVAL OF MINUTES

On a motion from Mr. McCann and seconded by Mr. Bulkley, all members present voted “aye” to approve the November 11, 2009 minutes, as amended by Mr. Barrett.

3. OLD BUSINESS

a. Cheyney Univ. Land Dev.-Preliminary:

Present: Chris Cobaugh, P.E., Hunt Engineering, the applicant's engineer
Richard King, the applicant's architect
John Carroll, Assistant Facilities Director for Cheyney University.

Mr. Ciocco highlighted his review of 12/9/09, as follows:

Zoning (Chapter XXVII)

1. Section 27-1504 – Mr. Ciocco requested more detail is needed regarding the floodplain. Mr. Cobaugh noted a change to the plan, in which a geo-thermal (closed system) well field underneath the parking lot, (a.k.a. airport parking lot) will be moved to the green field at the corner of Cheyney and Creek Rds. Mr. Grafton explained that no matter where the well ends up, the Township will need to look at it and therefore it should appear on the plans. Mr. Cobaugh stated that the applicant would comply.
2. Section 27-2104 – Mr. Ciocco requested the applicant to demonstrate that there is adequate parking. Mr. Cobaugh noted 3 master plans from 1994, 1999, and 2004. Even though 70 parking spaces will be removed, the applicant felt there would still be sufficient parking based on the campus population. Per Mr. Grafton's request, Mr. Cobaugh will submit a copy of the master plan to the Planning Commission to review, as it would give the Commission an overall view of the grounds and facilities. Mr. Ciocco noted that a parking zoning analysis should still be added to the plan to demonstrate compliance.
3. Section 27-2105 – Mr. Ciocco noted an off street loading area is required for the new building. Mr. Bulkley felt that College Ave. should be able to handle large emergency vehicles. Mr. Cobaugh will address it.

Subdivision & Land Development (Chapter XXII)

24. Sections 22-602.13 & 606.D – Mr. Cobaugh stated that sight distances along Creek Rd. will be provided for Alumni Ave. and along Alumni Ave. for College Ave. Mr. Cobaugh confirmed that College Ave. is now closed to regular vehicular traffic.
25. Section 22-602.19 – Mr. Cobaugh noted that one of the uses surrounding the new building is a field and that they are investigating a safe pedestrian walk path to that field.

Landscaping

31. & 32. – Mr. Cobaugh will comply with Mr. Ciocco's request for the number of trees to be taken down to determine a replacement figure.

Stormwater Management

Mr. Ciocco noted that a review was done on stormwater management and some items need to be addressed, such as release rates for the Chester Creek. Mr. Cobaugh stated that all stormwater management is to be moved to the PennDOT ROW and will perform perc tests.

Mr. Grafton highlighted his review of 12/2/09, as follows:

Mr. Cobaugh confirmed that all sewage would be treated at the university's on-site septic plant. Mr. Ciocco requested that no outdoor lighting should spill out into the street. Mr. Cobaugh noted that there will be a few standards, but no additional lighting is proposed in the parking area. Mr. Cobaugh confirmed that the proposed dormitory is a 4-story building and should be similar in scale with the other buildings. Mr. Cobaugh was unsure how many trees could remain, as they are very old. The applicant will investigate the age and condition of the existing trees. Mr. Cobaugh stated that Alumni Rd. will be moved slightly. Mr. Cobaugh will look into adding a sidewalk to the field that is frequently used, to get the students off the road. There were no comments from public.

b. Gricco Subdivision Amendment

Present: David Damon, the applicant's engineer

Mr. Damon stated Mr. Gricco purchased the 2 flag lots in 1985. Those flag lots are roughly parallel to two pipelines. Mr. Gricco will improve driveway back to the 2 lots. The subdivision plan originally envisioned running parallel driveways along the common property line between the 2 flags; and the pipeline companies today restrict this. Therefore we worked out an alternative plan that revised that access to shift away from the pipeline. There is 1 crossing. Mr. Damon stated that the constraints posed by the pipeline easements make it impossible to provide 2 separate driveways. We received approval for a general permit to cross a Chester Creek tributary. Mr. Damon noted that Mr. Ciocco's review pointed out some zoning issues which will be addressed. Also, the Township's new floodplain ordinance is now in effect. Mr. Damon stated that he did not believe there were any alluvial soils and he did not think there were any regulated floodplain areas on the site. There are some 20% slopes on the north side of the stream bank, which will require a special exception.

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Mr. Ciocco stated that the Township does not allow common driveways and the subdivision was previously approved with 2 separate driveways. Mr. Bulkley asked if it could not be developed in the present condition due to pipeline restrictions. Mr. Damon stated that it is possible to separate the driveways and make them each 9 ft. wide with a 1-2 ft. strip between them. This could be provided for about $\frac{3}{4}$ of the lane, but then there still are areas where it narrows and it will not match the property lines.

Mr. Grafton noted that without a shared maintenance agreement, problems will arise as to who will plow and fix the shared driveway.

Mr. Damon stated that it has been 25 years since the approval of the subdivision, and at the time of approval no construction was proposed and no written approval from the pipeline company was required or obtained, there were only conversations with the pipeline company at that time.

Mr. Barrett felt the stream could be crossed at right angles further upstream, but Mr. Damon noted that area was better, but was not on the applicant's property.

Mr. Ciocco noted that the applicant would need a number of waivers to allow a common driveway, and if allowed he suggested the common driveway be widened to 18 ft. for emergency vehicle access and ease of passing. Also, a common driveway should have higher standards, and therefore would like the applicant to explore this and possibly add curbs. Mr. Ciocco also requested the applicant to investigate leveling the 4% driveway grade as it approached Locksley Rd.

Per Mr. Ciocco's request, Mr. Damon stated that the applicant would work on landscaping and stormwater management requirements.

Mr. Kynett stated that, once approved, this plan will need to be recorded to show that the original plan was amended.

Mr. Ricciuti stated that the Planning Commission is asking the applicant to provide a letter from Buckeye Pipeline approving the proposed single driveway revision, but to also investigate the possibility of providing 2 driveways with a separating strip in between. A letter from Buckeye Pipeline was also requested to clarify whether they would allow the 2 driveway option. Mr. Bulkley stated that with the applicant's hardships, the applicant should explore a common driveway, and a shared maintenance agreement to cover snow plowing, maintenance and repairs. Mr. Ricciuti felt that there should be good reasons for any waivers and further investigation is necessary.

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Public Comment - Denise Collins, 203 Locksley Rd.- was concerned with any further disturbance and removal of trees, as her property is adjacent to the driveway in question and she is already experiencing flooding on her property with heavy rains. Mr. Smitheman stated that the applicant will provide stormwater calculations that will demonstrate compliance with the Township Stormwater Management Ordinance.

Mr. Bulkley invited the members to make a site visit. Mr. McCann will join Mr. Bulkley.

c. Zoning Ord. – Accessory Structure Regulations: This item was tabled to the next meeting.

d. Comprehensive Plan: There was no update from the Board.

4. NEW BUSINESS

a. 2010 Meeting Dates: On a motion from Mr. Bulkley and seconded by Mr. McCann, all members present voted “aye” to recommend the attached 2010 Planning Commission meeting schedule to the Board of Supervisors.

5. ANNOUNCEMENTS

- a.** On 11/18/09 the Board of Supervisors adopted the Floodplain Ord.
- b.** The Township received an extension from Guilday to April 9, 2010.

6. NEXT MEETING: Wed., January 13, 2010 at 7 p.m.

7. ADJOURNMENT: On a motion by Mr. McCann and seconded by Mr. Ricciuti, all members voted “aye” to adjourn the meeting at 8:02 p.m.

Mr. Smitheman and Mr. Barrett thanked the members, consultants and staff for their support over the years.

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
Jacqui Guenther

Ted McCandless, Code Administrator
Michael Ciocco, Township Engineer
Wayne Grafton, Land Planner
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat