

APPROVED MARCH 10, 2010



**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, February 24, 2010**

The Thornbury Township Planning Commission held a public meeting Wednesday, February 24, 2010 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Bulkley called the meeting to order at 7:00 p.m., with a salute to the flag.

PRESENT: James Bulkley, Chairman Ken Kynett, Esq., Solicitor
Allen McCann Mike Ciocco, Township Engineer
Robert Ferrara Wayne Grafton, Land Planner
Charles Howat
James Quinn, Jr.
James Moore

ABSENT: Mr. Ricciuti, Vice Chairman

MEMBERS OF PUBLIC: 9

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. PUBLIC COMMENT
2. APPROVAL OF MINUTES – January 27, 2010
3. OLD BUSINESS
 - a. Cheyney Univ. Design Plan and Master Plan
 - b. Gricco Subdivision Amendment
 - c. Edgmont's Spinelli Subdivision Plan – Update
 - d. Floodplain Ord. – Update
 - e. Zoning Ord. – Accessory Structure Regulations
 - f. Comprehensive Plan
4. NEW BUSINESS
 - a. Cheyney Univ. Sketch – Wastewater Treatment Plant Upgrades
5. NEXT MEETING – Wed., March 10, 2010
6. ADJOURNMENT

1. PUBLIC COMMENT

2. APPROVAL OF MINUTES

On a motion by Mr. McCann and seconded by Mr. Moore, all members present voted “aye” to approve the Jan. 27, 2010 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Ricciuti was absent.

3. OLD BUSINESS

- a. **Cheyney Univ. Design Plan and Master Plan** (2nd discussion item)
Present: Chris Cobaugh, P.E. the applicant's engineer

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Lennox Brown, the applicant's architect
John Carroll, Cheyney U. Assistant Facilities Manager

Mr. Cobaugh highlighted the master plan and addendum with respect to Mr. Grafton's second comment in his 12/2/09 review letter. There have been no development projects since the 1998 master plan. Dorm capacity, enrollment, and parking data were put in an addendum to supplement the 1998 master plan. There are currently 4 planned improvement projects: (Phase 1) replace existing dorm, (Phase 2) the same building flopped in reverse to replace 2 buildings in the same quad, (Phase 3) possible replacement of Carter Science Center (Chester County), and (Phase 4) the wastewater treatment plant upgrades.

Mr. Cobaugh highlighted the figures in the master plan addendum, based on use, as follows:

Parking – Students who drive, have a ratio of .27 (1 car for every 4 students that live on campus), and knowing the number of registered cars reduced that figure. Only 80% of the 109 faculty members are there at a given time. The data indicates that there is currently sufficient parking.

Enrollment – The 1998 enrollment numbers were updated to include 2011 and up to 2014. With those multipliers the equivalents were determined. A 3% increase is predicted for each year thru 2014. Enrollment numbers are down from 3,000 to 1,400.

Dorm Capacity – A dorm of 220 beds will be demolished and 401 beds will be added. However, the number is reduced because the Tubman and Yarnall dorms will be removed. The master plan predicts dorm capacity will not be exceeded until about 2020. There is a 1 year spike which is the interim waiting to complete phase 2. Due to reduced enrollment numbers, there is ample parking and dorm capacity.

The Student Housing Parking Analysis mentioned in Appendix C justifies the current design improvements.

Impervious Surfaces/Open Space – Currently there is over 50% of open space available. The current projects are limited to a dorm replacement, adding 1 building, and the wastewater treatment plant upgrades. The 1998 master plan did not address impervious surfaces. The quad area will never be built and it contains about 2 acres. Residential alumni areas have about 1.76 acres of open space for active use. The entire campus consists of 252.7 acres. According to the graphs the applicant indicated that there is plenty of open space. The floodplain and wetlands area will

never be touched. There is a possibility of residential housing for some staff on campus in the future.

Mr. Grafton asked if data was compiled for spiking, in terms of surges of people on campus for graduation and other events. Mr. Cobaugh noted that no data of that nature was obtained. Mr. Bulkley felt that with designated areas for parking with a split-rail fence and a cross-walk, parking would be more efficient, be safer, and ease the congestion of special events. Also, a designated area to pull into the parking lot would be helpful, as well as reflectors that says "CROSSWALK".

Mr. Cobaugh stated that a walkway along the front was included to access the field. A crosswalk, pedestrian crossing warning signs, road re-striping with reflectors are included in the plan. Crosswalks will be provided for the new road, the airport parking lot and one across from the dining hall.

Mr. Cobaugh concurred that the ball field will be the new area for geothermal. Testing has begun, but additional tests will be performed when the weather permits to determine the number of wells needed.

Public Comment: Mrs. McCann, 170 Dilworthtown Rd. asked if Cheyney plans to expand parking within 10 years. Mr. Bulkley suggested that future parking areas should be designated.

Mr. Carroll stated that about 200 to 215 students graduate each year and there is no limit as to number of guests. The average graduation is about 3,000 people and only occurs once a year. Homecoming, football and basketball games do not generate as many people.

Mr. Ferrara asked how ADA issues and handicap parking will be addressed. Mr. Cobaugh stated that the code says if you provide the parking lot, you have to provide handicap parking. Mr. Cobaugh stated that they did not find out if there is a handicapped person on campus that needed to park.

Mr. Ferrara asked if additional handicapped parking would be provided, or will it be shifted across to Creek Road. Mr. Cobaugh stated that there were no plans for additional handicapped parking. Mr. Ferrara asked if handicapped parking was being reduced by replacement of the buildings. Mr. Cobaugh stated that 4 spots were delineated, but the parking lot was removed and that parking went with it. Mr. Ciocco stated that based on the number of parking spaces there is a ratio for handicapped spaces. Mr. Cobaugh stated that this is not being addressed in Phase 1, but it

may be able to be addressed in Phase 2. Mr. Bulkley asked if some parking spaces could be designated as handicapped spaces to comply with the applicable regulations. Mr. Howat felt there was only a small amount of parking permits, which means the need for parking is minimal. Mr. Cobaugh noted that they were trying to be consistent with the master plan and invited everyone to look at the available parking on a regular school day. Mr. Bulkley suggested spaces be provided according to the master plan.

Mr. Cobaugh passed out copies of the Wetland Evaluation of 1/17/10 and the Historic Resource Impact Study of 1/27/10. The result was no wetlands were found in our area until you get down to Chester Creek.

Mr. Cobaugh stated that he would return once the Township's professionals have reviewed the documents.

- b. Gricco Subdivision Amendment:** (the 1st discussion item)
Present: David Damon, P.E., the applicant's engineer

Mr. Damon handed out copies of the 12/3/08 Buckeye Partners, L.P. letter and noted Buckeye's ROW regulations prohibiting any longitudinal paving any driveway within their 24' wide ROW. The pipeline runs on the NE side of the driveways. Combining the 2 driveways is necessary in order to comply with these regulations, and to be 25 ft. from the center of the pipe. Mr. Bulkley requested that the driveway be made wide enough at the top by the bus stop where cars stack, so that 2 cars can simultaneously traverse it. Mr. Damon noted that a maintenance/repair agreement has not yet been drafted. There was a consensus that combining the 2 driveways to 1 common driveway was the best solution under these circumstances.

Mr. Ciocco arrived.

Mr. Bulkley asked if there will be curbs. Mr. Damon stated the front area has been widened to 14 ft. from the center line. Mr. Bulkley noted that in poor weather, when people drive their children to the bus stop, there should also be enough room for cars to enter and exit at the bus stop.

Mr. Ferrara arrived.

Mr. Damon noted that the sight distance is 390 ft. to the top of the crest of the hill. Mr. Ciocco stated that the speed limit on Locksley is 25 mph and requested that some branches be trimmed to improve the sight distance. Mr. Ciocco recommended that the common driveway should be widened

to 18 ft. instead of the proposed minimum of 16 ft. to make it more comfortable for passing. It should also be considered a fire lane and reviewed by the Township's Fire Marshal. Mr. Ciocco requested more of a leveling area for parking at the approach for Locksley Rd., vertical curves that would provide a smoother transition for slopes. Mr. Damon stated that the adjoining properties houses are set back less than 100 ft. from the proposed common driveway and nothing needs to be cut down. Mr. Bulkley suggested neighbors be contacted to see if they desire landscape buffering because it cannot be added on these proposed properties.

After Mr. McCann's motion and revised motion, with intermittent discussions, Mr. Kynett offered clarification and the following motion was made:

MOTION: *On a revised motion by Mr. McCann and seconded by Mr. Ferrara, all members present voted "aye" to recommend approval of the common driveway concept, as shown on the Joseph Gricco Final Subdivision Plan Amendment, Common Driveway Plan, prepared by H. Gilroy Damon Associates, Inc., consisting of 2 sheets, dated Jan. 23, 2009, subject to concurrence from the Board of Supervisors. The motion was for the common driveway concept only, and not the plan itself. If the common driveway concept is approved by the Board of Supervisors, the applicant would be required to return to the Planning Commission at a later date with revised plans incorporating the common driveway and satisfying Mr. Ciocco's letter of December 7, 2009 and email of December 8, 2009. Mr. Ricciuti was absent.*

c. Edgmont's Spinelli Subdivision Plan – Update: (3rd discussion item)

Mr. Bulkley stated that he was unable to attend the Planning Commission meeting at Edgmont Twp. Mr. Ciocco sent his comments to Edgmont. A question was raised as to whether the culverts on Slitting Mill Rd. would have capacity for the new development flows, as there are currently problems in this area. Mr. Ciocco stated Mr. Houtmann provided data showing flows to the culverts off that site will be reduced by 50%. Mr. Ciocco needs further clarification. Mr. Ciocco's other comment was to consider traffic calming. Mr. Bulkley noted that Edgmont Twp. does not feel lowering their speed limit from 35 mph to match our 25 mph was appropriate and that Thornbury Twp. had not participated in their traffic study in the past.

d. Floodplain Ord. – Update

Mr. Kynett noted that the Township received a letter from FEMA. Mr. Kynett spoke with the DCED contact person responsible for oversight and

approval of the Township's ordinance amendment. Mr. Kynett was told that because the Township adopted the flood plain map and other amendments by Nov 18, the Township was not required to make further amendments. For municipalities who had not adopted the revisions by the November deadline, new FEMA regulations adopted in December 2009 would be required to be adopted. Apparently the FEMA letter went out in error and many municipalities received the same letter. Mr. Ciocco stated that his office was told that all the Townships must adopt the new FEMA regulations. Mr. Kynett will follow up and report back to the Planning Commission.

e. Zoning Ord. – Accessory Structure Regulations:

Mr. Bulkley tabled this until Mr. Ricciuti was present for the discussion.

f. Comprehensive Plan

Mr. Bulkley tabled this item.

4. NEW BUSINESS

a. Cheyney Univ. Sketch – Wastewater Treatment Plant Upgrades

Present: Lloyd Noll, P.E., (Pennonni Associates) Thornbury Twp. Sewage Enforcement Officer

No one was present for the applicant.

Mr. Noll stated that concerns need to be addressed in a preliminary plan. Pennoni will send their concerns to the applicant, such as plant capacity, what the permit is for, and odor control.

5. NEXT MEETING – Wed., March 10, 2010 at 7 p.m.

6. ADJOURNMENT

On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:10 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
Jacqui Guenther, Assistant Township Mgr.

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