

APPROVED MAY 14, 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, April 23, 2008**

The Thornbury Township Planning Commission held a public meeting Wednesday, April 23, 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
Lawrence Barrett
Robert Ferrara
Allen McCann

Robert Ricciuti
Michael Ciocco, PE, Township Engineer
Wayne Grafton, Land Planner
Kenneth Kynett, Esq., PC Solicitor

ABSENT: Frances Day

MEMBERS OF PUBLIC: 4

AGENDA

Chairman Smitheman reviewed the Agenda, which included:

- Public Comment
- Approval of Minutes – April 9, 2008
- Subdivision and Land Development
 - Guilday
- Old Business/New Business
- Next Meeting
 - May 14, 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 Vice Chairman Bulkley, seconded by Mr. McCann, members Smitheman, Barrett, Ricciuti, and Ferrara voted "aye" to approve the April 9, 2008 meeting, as corrected.

SUBDIVISION AND LAND DEVELOPMENT

Guilday Subdivision

Present: Ward Guilday, the applicant
Dan Lutz, P.E., the applicant's engineer

The Catania Engineering Review letter, dated April 22, 2008 was discussed, as follows:

1. Section 27-1505.H - A maximum of $\frac{3}{4}$ of any setback may contain the floodplain conservation district. We would defer to the Township solicitor as to whether a variance would be required for the floodplain encroachment into more than $\frac{3}{4}$ of the front yard setback. At a minimum, the building setback line for lot 3 should be required to be at least 21.25 feet (85'xO.25) from the edge of the 100 year floodplain.
 - Floodplain delineation, lot 3's front yard setback, a zoning variance vs. a FEMA map amendment regarding slope issues, and the 100-year floodplain line were discussed. Mr. Grafton was concerned with the number of lots asked for in this subdivision, and felt there was insufficient information on these issues at this time to allow proper consideration by the Planning Commission. Mr. Ciocco stated that a 75 ft. riparian buffer is required. Mr. Lutz agreed to conduct further investigation and provide additional data and detail to the Planning Commission.

4. Section 27-2115.2.B.(2)- The construction of the driveway on lot 5 through the steep slopes shall require a special exception. The adjustment of setbacks on lot 3 may also require a special exception for the construction of the lot 3 house and driveway within steep slopes.
 - A Special Exception will be required for this site at a minimum.

6. Section 22-602.8 - Since the existing cartway of Old Gradyville Rd. is required to be 24 feet wide, a widening to 12 feet off the centerline would be required along the property frontage. It would appear that Creek Road meets this section of the ordinance.
 - Mr. Ciocco stated that the Township could make a recommendation to widen Old Gradyville Rd., however the applicant may wish to pursue a waiver if widening is not necessary.

7. Section 22-602.15 - Curb and Sidewalk is required along the entire property frontage along Creek Road and Gradyville Road. The applicant is not showing any curb or sidewalk.
 - A waiver from curb and sidewalk is required.

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8. Section 22-606.B - To allow a driveway slope in excess of 10 % for the proposed driveway on Lots 4 & 5. The proposed driveway slopes on lot 5 exceed 10% for approximately half the driveway length and approach 20% in the steep slope areas. We would recommend investigating methods of reducing the driveway grades for lot 5 prior to further consideration. The existing driveway slopes for lot 4 are approximately 20% for the majority of the driveway length. Since this is an existing driveway, we would recommend granting the waiver if care is taken to level off the driveway near the house to less than 10%.
 - The 10% maximum driveway slope, the 20% slopes on Lots 4 and 5, a leveling area by the house on Lot 4, the driveway on Lot 4, the sight distance on Creek Road, the number of lots on the site, the need for more data from the applicant, and safety and health issues were discussed.

9. Section 22-202 & 401.2 - We would defer to the Township Solicitor as to whether this plan can be considered a minor subdivision. A significant amount of public improvements (stormwater management, landscaping, sewage disposal and erosion controls) will be required with this project and may classify such as a major subdivision. In this case, a major subdivision would need to go through a preliminary approval process prior to submitting for final approval. The applicant has requested this plan to be considered preliminary/final.
 - Mr. Ciocco felt this subdivision may qualify as a major subdivision due to a significant number of improvements. Mr. Kynett and the professionals felt it was premature to consider a preliminary/final plan.

16. Sections 22-606.0 - The sight distance for the proposed driveways are shown for the minimum applicable distances (25 mph speed limit - Old Gradyville Rd.). The noted clearing to achieve sight distances should be clarified on the plans and sight triangles delineated. PA DOT will be required to make a determination on whether the sight distance provided will be acceptable for a new driveway. We would request that the designer keep the Township informed of any meetings with PA DOT to allow Township representatives attendance if desired. The sight distance for the driveway on lot 4 should also be provided to demonstrate compliance with this section (45 mph speed limit – Creek Rd.).
 - Mr. Barrett felt that Old Gradyville Rd. was a Township road. Mr. Kynett suggested Mr. Ciocco check with check with the Township Office as there is an Agreement with Edgmont Twp. providing for the joint maintenance of certain Township roads which may identify the ownership of Old Gradyville Road.

18. Section 22-608 - An approved Planning Module should be provided to ensure adequate sewage facilities are available for the development prior to plan approval. Certification of the existing facilities that are proposed to remain in use shall also be required along with calculations denoting adequacy of facilities with current PA DEP rules and

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regulations. The sanitary sewer/septic system design plans should be incorporated into the Subdivision Plan set and reviewed by the Township SEO.

- Mr. Ciocco asked for an explanation of the septic facilities. Mr. Lutz stated the existing system is on the back of Lot 5. Two other areas were tested on Lot 5. Mr. Ciocco requested a site visit. Mr. Lutz stated the other system is on Lot 1 with the existing house. Per Mr. Grafton's question, Mr. Lutz explained that testing on Lot 2 was done to determine if it was a feasible lot. Mr. Grafton stated that there were rock out-croppings. Mr. Ciocco recommended Mr. Lutz discuss this with the Township's SEO. Mr. Ciocco requested more septic system details be shown on the plan.

25. Section 22-905.4 - The Planning Commission should advise as to the appropriateness of the landscaping proposed for the development. The planning commission has typically required a 1:1 tree replacement ratio with replacement trees 2"-2 W' caliper in size.

- Mr. Lutz stated that there was no open space or buffer to place trees. Mr. Kynett suggested that the applicant provide a tree count to identify the replacement tree requirement and then recommend to the Township how this requirement will be satisfied.

Per Mr. Barrett's suggestion, Mr. Lutz will survey the local residents to confirm if that area floods or not. Mr. Smitheman will check with Lindsay and Fred Reed.

Mr. Ferrara suggested Mr. Anderman be consulted to determine if the existing driveway off Creek Road and the subdivision would be required to meet the Township Ordinances if the existing house is removed.

Ward Guilday left his business card so that the Township could contact him for a possible site visit.

OLD/NEW BUSINESS

The Planning Commission thanked Sue Howat for serving as the Planning Commission's Secretary over the past four years.

Benson

Mr. Smitheman will attend a meeting at Concord Township regarding stormwater management plans.

J1-J2

Mr. Smitheman stated that J1-J2 would be a discussion item at the next meeting.

ADJOURNMENT

On a motion by Vice Chairman Bulkley, seconded by Mr. McCann, the meeting was adjourned at 8 p.m.

Respectfully submitted,

Deborah Zitarelli
Planning Commission Secretary

cc: Planning Commission Members	Ted McCandless, Code Administrator
Board of Supervisors	Michael Ciocco, Township Engineer
Kenneth D. Kynett, Esq.	Wayne Grafton, Land Planner
Robert P. Anderman, Esq.	Elizabeth Geoghegan, Subdivision Coordinator
Jeffrey Seagraves, Township Manager	Suzanne Howat