

APPROVED APRIL 14, 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, March 24, 2010**

The Thornbury Township Planning Commission held a public meeting Wednesday, March 24, 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
Robert Ricciuti, Vice Chairman Mike Ciocco, Township Engineer
Allen McCann Wayne Grafton, Land Planner
Robert Ferrara
Charles Howat
James Quinn, Jr.
James Moore

ABSENT: 0

MEMBERS OF PUBLIC: 9

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES: Mar. 10, 2010**
4. **OLD BUSINESS**
 - a. **Cheyney Univ. Preliminary Land Dev. – Student Housing Project**
 - b. **Miller – Preliminary/Final 2 lot Subdivision, 167 Locksley Rd.**
 - c. **Edgmont's Spinelli Subdivision Plan – Update**
 - d. **Floodplain Ord. – Update**
 - e. **Zoning Ord. – Accessory Structure Regulations**
 - f. **Comprehensive Plan**
5. **NEXT MEETING: Wed., April 14, 2010**
6. **ANNOUNCEMENTS**
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 Mar. 10, 2010 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Ricciuti abstained due to his absence.

4. OLD BUSINESS

a. Cheyney Univ. Preliminary Land Dev. – Student Housing Project

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

Mr. Cobaugh noted that he is moving forward on the lighting around doorways. Roadway light fixtures will be slightly moved back from the sidewalk.

Mr. Cobaugh stated that geothermal test wells were performed and the geothermal system grew from 140 to 190 wells at a depth of 500 ft., as the rock and soil conditions do not conduct heat as well as anticipated. The geothermal field is adjacent to the 100 yr. floodplain. The geothermal system is a closed-loop system, with 8 wells on each loop.

Mr. Ciocco highlighted his 3/24/10 review, as follows:

Zoning (Chapter XXVII)

2. & 3. Sections 27-2104 & 27-2104.2.A.(8) or 27-2104.3: Mr. Ciocco stated that the master plan failed to address the Township's parking requirements. There is a section which allows you to go to the Zoning Hearing Board (ZHB) to set a parking ratio based on the use. Mr. Ciocco and Mr. Kynett felt it would be best if the applicant set a parking ratio now for phase 1 and all future land development phases. Mr. Kynett noted different parking use provisions and felt that the applicant did not fit any of them. However, Mr. Kynett noted a catch-all provision and suggested that the applicant may want to investigate establishing a parking ratio now which could then be followed through the various phases of development as the applicant moves forward with the master plan. The applicant should demonstrate that it is providing adequate parking for the current phase of development. Mr. Ciocco also noted that since 39 spaces are being removed, it should be shown on the plan where they can be added and as it relates to the location of the new building.

A brief discussion ensued regarding whether the Sewage Treatment Plant (STP) Plans run with the Student Housing Project Plans or separately, as one cannot be approved without the other. Mr. Bulkley noted that at the STP presentation, the applicant was asked to provide information on spiked and low summer flows, and how to maintain the change in flow rates.

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Mr. Bulkley stated that if the applicant needs a special exception and relief on the limits of the floodplain, it should be done at the same ZHB meeting.

4. Section 27-2105: Mr. Ciocco noted that an off-street loading area is required for the new building, and recommended that the applicant provide a (pull-off) widened area along College Ave. for this purpose. Mr. Cobaugh agreed to provide it near the main entrance.
5. Section 27-2801-2813: Mr. Ciocco stated that an Historic Resource Impact Study was submitted identifying 4 impacted areas, (1) Historic Browne Hall, about 30 ft away from the proposed bldg., (2) the Historic Quad, just on the other side of Browne Hall, (3) 240 Creek Rd. and, (4) 2-8 Township Dr. Mr. Ciocco recommended increasing the distance from the new building to Historic Browne Hall and to allow for more open space when connecting the new quad with the Historic Quad. Mr. Ciocco also recommended additional vegetated buffers for 240 Creek Rd. and 2-8 Township Dr. Mr. Cobaugh stated that the distance between the buildings has been set and will be hard-scaped. Mr. Cobaugh noted that the Historic Commission came to an agreement with the distance and how the space may be used. Mr. Ciocco recommended additional landscape buffering. Mr. Cobaugh noted that he would discuss landscape options with the applicant's architect.

Waivers Required (Chapter XXII)

9. Section 22-602.15: Mr. Ciocco stated that the previously shown curb along Creek Rd. has been removed from this submission. Mr. Cobaugh stated the curb was removed because the whole road is already super elevated and PennDOT agreed to this.

Mr. Cobaugh's 3/15/10 email to Mr. Carbutt was briefly discussed in which Cheyney University was agreeable to provide 16 handicap parking spaces in the airport parking lot (8 spaces to be removed next to Robinson Hall and 8 spaces for the new dorm rooms.

16. Sections 22-602.13 & 606.D: Mr. Ciocco recommended that the vegetation be trimmed to increase the sight distance for Alumni Ave. and PA DOT will make the final sight distance decision. Mr. Cobaugh agreed.
17. Section 22-602.19: Mr. Ciocco requested HOP Plans be submitted to the Township to review crosswalks, striping and signage on Creek

Rd., Alumni and College Avenues. Mr. Cobaugh stated that HOP Plans were submitted to PA DOT and he will get a copy to Mr. Ciocco for review.

Mr. Bulkley asked about any plans to fence the airport parking. Mr. Cobaugh stated that fencing is not proposed on the airport side. Several members believed that fencing should be implemented to limit the number of points along Creek Road where people can cross the road to and from the parking lot.

Landscaping

Mr. Ciocco noted that 2 of his comments refer to tree replacements and there should be more tree replacements than what was shown. Mr. Cobaugh agreed to plant more trees in a few open areas.

General Comments

33. Mr. Ciocco explained that decreasing Alumni Ave. will result in a decrease in the Creek Rd. approach width from 30 ft. down to 26 ft., resulting in a single turn lane coming out. Mr. Cobaugh noted that a truck could navigate the turn and did not feel that the limited use warranted a left and right turn lane as the main entrance is used more. Mr. Cobaugh agreed to verify with the university that it is not a major route, as requested by Mr. Ciocco.

Mr. Moore and Mr. McCann felt putting 16 handicap parking spaces across Creek Rd. would be a safety issue and suggested that they be placed on the main campus. Mr. Cobaugh thought an area on the main campus could be re-striped for the handicap spaces. Mr. Grafton was unsure if putting 16 handicap spaces in the airport parking lot across a public road right-of-way would comply with ADA requirements. Mr. Cobaugh agreed with the logic of putting the handicap spaces on the main campus and would investigate.

41. Mr. Ciocco asked for update on 3rd party approvals. Mr. Cobaugh stated that NPDES approval has been received for the demolition of Robinson Hall. Mr. Cobaugh went over the plans with the Delaware County Conservation District, which will be submitted 3/25/10. Perc data indicated that the ground does not perc. The swale across street will be investigated, but it takes on water from other places. PA DOT has the plans. The planning module should be received soon from DEP. The Delaware County Planning Dept.'s review letter has already been received. Mr. Cobaugh will obtain a letter from the Township's Fire Marshal. Mr. Cobaugh could not comment on the status of the STP Improvement Project, as those were being

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handled under separate contract by CMX. Mr. Cobaugh noted that he would submit a letter from the Chester Water Authority, who serves the university's public water. Mr. Cobaugh agreed to meet with Mr. Ciocco to discuss the issues contained in Mr. Ciocco's 3/24/10 review letter, such as floodplain, drafting, zoning, and stormwater management. Mr. Ciocco recommended that Mr. Cobaugh contact Mr. Anderman, the Township's Solicitor, to find out which zoning sections apply (27-2104, 27-2105, 27-2801 thru 2813, and 27-1504).

Mr. Grafton's 3/9/10 review letter was then highlighted, as follows:

2. Mr. Grafton noted that there could be a safety issue if there was a fire emergency with only 30 ft. separating 2 buildings. Mr. Cobaugh stated that the fire marshal and the solicitor will work that out.

Public Comment: Mrs. McCann, 170 Dilworthtown Rd. asked about the height of the new dorm. Mr. Cobaugh stated it will be 4 stories to the top of the building. Mr. Cobaugh assured Mrs. McCann that the ground will be stabilized to handle a ladder truck.

b. Miller – Preliminary/Final 2 lot Subdivision, 167 Locksley Rd.

Present: Gus Houtmann, P.E., the applicant's engineer
Rick Miller, the applicant

Mr. Houtmann stated that there was a site visit on 3/20/10 to determine if Lot 2's limited frontage could be increased. Before the frontage of Locksley Rd. to lot 2 was 100 ft. and now it has been increased to 125 ft. A member wanted to bring the 45 ft. side yard setback to the barn, but there are some stone ruins associated with the historic barn. The ruins are 25 ft from the SE corner of lot 2. The applicant would like to keep the historic structures on lot 1 which prohibits bringing that lot line all the way over to the 45 ft. offset of the barn. Therefore, there is still a 17 ft. deficiency.

Mr. Houtmann noted that the western edge of the barn had an overhang with some posts with a porch-type structure. The 25 ft. off-set keeps the ruins associated with the barn on lot 1. Mr. Houtmann stated that the sketch shows increased frontage, which keeps the historic structures on lot 1, and complies with the Planning Commission's recommendations.

In keeping with Mr. Miller's desire to protect lot 2's view, Mr. Ricciuti requested that the Township prohibit the applicant from adding additional structures within 150 ft. of the eastern property line of Lot 2 by way of a note on the plan stating a "no new structure zone" within 150 ft. of the

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side yard setback of Lot 2, except for the rebuilding of the barn and shed, or (2) a deed restriction. Mr. Miller tentatively agreed not to add any more buildings provided he could rebuild the barn and shed because their foundations exist. Mr. Bulkley noted that an owner can always ask for relief. Mr. Houtmann also noted that additions will be added to the historic dwelling, but will be in character with the nature of the dwelling. There was a consensus to send a memo to the Township's Historic Commission for their input on this proposed development.

Mr. Houtmann stated that the Delaware County Planning Department's review noted a zoning variance was required for the detached garage. Mr. Houtmann passed out copies of a zoning approval issued to the former owner of the property citing an 85 ft. setback from the centerline of the roadway, which is on the plan and this shifts the garage back 5 ft. Mr. Kynett was not sure in what context the zoning permit had been applied for an issued and if it was still applicable. Mr. Kynett will follow up on the zoning permit.

- c. **Edgmont's Spinelli Subdivision Plan – Update:** Mr. Bulkley attended Edgmont's Planning Commission meeting on 3/22/10 and reported: (1) all stormwater will be turned away from Thornbury Twp., piping it to the pond; (2) Edgmont's Planning Commission recommended approval; (3) Edgmont will not lower the speed limit on the Edgmont side of Slitting Mill Rd. from 35 to 25 mph at this time, but may paint a single yellow line down the middle of the road.
 - d. **Floodplain Ordinance – Update:** No updates – this item was tabled.
 - e. **Zoning Ord. – Accessory Structure Regulations:** Mr. Ricciuti noted that an additional structure over 1,000 sq. ft. goes thru land development, but a 1,000 sq. ft. addition is permitted. Edgmont's ordinance on windmills, solar, and ground-source heat pumps was handed out and will be discussed at the next meeting.
 - f. **Comprehensive Plan:** No updates - this item was tabled.
5. **NEXT MEETING** – Wed., April 14, 2010 at 7 p.m.
6. **ANNOUNCEMENTS:** Mr. Bulkley made the following announcements:
- a. The Board of Supervisors adopted the Equalized Sewer Fee Ordinance on 3/17/10.
 - b. The Township accepted Guilday's 60-day extension.
 - c. The Township received Collins' final subdivision plans

7. **ADJOURNMENT**

On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:30 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. Geoff Carbutt, Subdivision Coordinator
 Jeffrey Seagraves, Township Manager Suzanne Howat
 Jacqui Guenther, Assistant Township Mgr.