



**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, May 13, 2009**

The Thornbury Township Planning Commission held a public meeting Wednesday, May 13, 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 Ken Kynett, Esq., Solicitor  
James Bulkley, Vice Chairman Mike Ciocco, Township Engineer  
Lawrence Barrett Wayne Grafton, Land Planner  
Allen McCann  
Robert Ricciuti

**ABSENT:** Fran Day and Robert Ferrara

**MEMBERS OF PUBLIC:** 5

**AGENDA**

Chairman Smitheman reviewed the Agenda, as follows:

1. Public Comment
2. Approval of Minutes – April 22, 2009
3. Old Business
  - a. Comprehensive Plan
4. Announcements
5. Next Meeting - Wednesday, May 27, 2009
6. Adjournment

**1. PUBLIC COMMENT**

There were no comments from the public.

**2. APPROVAL OF MINUTES**

On a motion from Mr. McCann and seconded by Mr. Bulkley, all members present voted “aye” to approve the April 22, 2009 minutes, as amended by Messrs. Kynett, Bulkley, Ricciuti, and Barrett.

**3. OLD BUSINESS**

**a. Comprehensive Plan:** Mr. Smitheman reported that Mr. Raith will relay to the Planning Commission the status on all board and commission Comprehensive Plan responsibilities.

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- b. Cluster Ordinance:** Although not on the agenda, there was a consensus to discuss Mr. Grafton's chart and Mr. McCann's map of 15+ acre residential parcels.

Mr. Grafton passed out a Cluster Ordinance Comparison Chart, as requested by Mr. Sgro at the 4/22/09 Planning Commission meeting. Mr. McCann handed out a map of 15+ acre residential parcels. After a brief discussion it was determined that with further investigation, there were probably more sites that could be added to the map. Mr. Bulkley offered to do a search with his resources and will inform Mr. McCann of his results. Mr. Smitheman reserved sending anything to the Board of Supervisors until after the next meeting. Mr. Barrett noted that the Craig and Rosenfield properties appeared to be the same. Mr. Bulkley will investigate. A brief discussion ensued regarding Penn Oaks Golf Course. It was determined that the golf course is considered active open space for the townhouses.

Mr. Ricciuti asked if the Cluster Ordinance had an action date. Mrs. Zitarelli stated that the Commission did not make a motion recommending approval, only a motion asking for a joint meeting with the Board of Supervisors.

#### **4. NEW BUSINESS:**

Mr. Smitheman reported that Mr. Raith has asked the Planning Commission to review the Wetlands Ordinance again due to FEMA's changes. Mr. Raith will forward FEMA's changes. Mr. Smitheman will check if Mr. Raith meant the Floodplain Ordinance.

#### **5. ANNOUNCEMENTS:**

- a.** The Board of Supervisors approved the extension for the Collins Subdivision
- b.** The Spinelli Subdivision Plans, located in Edgmont Twp., are on the table if anyone is interested. The entrance will be on Slitting Mill Rd. Mr. Bulkley or Mr. Ricciuti will attend Edgmont Township's Planning Commission meeting to discuss the Spinelli's proposed subdivision, once Mr. Ciocco looks over the plans
- c.** The Board of Supervisors will discuss the Steep Slopes Ordinance during their second meeting in July.
- d.** All articles for the upcoming newsletters are due May 14.

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e. Mrs. Zitarelli will email the subdivision chart to the members, and check on the status of Guilday's proposed subdivision and ask for an extension.

6. **NEXT MEETING:** Wednesday, May 27, 2009 at 7 p.m.

7. **ADJOURNMENT:** On a motion by Mr. Bulkley and seconded by Mr. McCann all members voted "aye" to adjourn the meeting at 7:30 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.	Elizabeth Geoghegan, Subdivision Coordinator
	Jeffrey Seagraves, Township Manager	Suzanne Howat
	Jacqui Guenther	