

APPROVED FEBRUARY 27, 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
Allen McCann
Robert Ricciuti

MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, January 30, 2008

The Thornbury Township Planning Commission held a public meeting Wednesday, January 30, 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
Frances Day
Allen McCann

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

ABSENT:

MEMBERS OF PUBLIC: 3

AGENDA

Chairman Smitheman reviewed the Agenda, which included:

- Public Comment
- Approval of Minutes – January 16, 2007
- Sketch Plan
 - 158 Locksley Road
- Old Business/New Business
 - Ordinance Review
- Next Meeting
 - February 13, 2007
- 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, all members voted “aye” to approve the minutes of the Wednesday, January 16, 2007 meeting, as corrected.

SKETCH PLAN

158 Locksley Road

The subdivision sketch plan discussion included providing building envelopes on the plan, setbacks, wetlands, riparian buffer, steep slopes, general stormwater management area, and septic or public sewer locations. Also included in the discussion was whether or not the lot lines should be less angled in order to create more rectangular-shaped lots. It was noted that it was unclear whether or not Welsh Lane is private or public. If private, permission is needed for use and that lot would not have frontage on a public road (ordinance requirement). If it is a public road, it will likely need to be widened and brought up to Township Standards for use. Also noted was the need to reference the latest Code of Ordinances on the plan.

OLD/NEW BUSINESS

Ordinance Review

Members discussed prioritizing ordinances for review by the Planning Commission. Included in the discussion was whether or not a modification of the Zoning Woodlands ordinance is necessary, the comprehensive review of J2 by Mr. Grafton, and the Village District. It was determined that the Commission will wait for feedback from the Supervisors on the Subdivision and Land Development Woodlands Ordinance before reviewing the Zoning Woodlands Ordinance. Also discussed were septic systems and requiring construction in phases for new developments.

Objectives from the Comprehensive Plan were then discussed, including open space objectives such as linking open space parcels in the Township, revisiting the Historic District, a revision to the sign requirements in the Commercial Ordinance, a possible sign ordinance, and reviewing each new subdivision’s proximity to existing open space parcels during the review process.

It was determined that J1 and J2 will be discussed at the next meeting.

It was noted that Mr. Ciocco will be looking into the planned intersections at the Benson subdivision, located in Concord Township, and that the subdivision will consist of 34 homes.

The brake retarder sign on Dilworthtown Road was discussed.

ADJOURNMENT

On a motion by Vice Chairman Bulkley, seconded by Mr. McCann, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Suzanne Howat
Planning Commission Secretary

cc: Planning Commission Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Robert P. Anderman, Esq.
Jeffrey Seagraves, Township Manager

Ted McCandless, Code Administrator
Michael Ciocco, Township Engineer
Wayne Grafton, Land Planner
Elizabeth Geoghegan, Subdivision Coordinator