



**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 14, 2008**

The Thornbury Township Planning Commission held a public meeting Wednesday, May 14, 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
Frances Day
Michael Ciocco, PE, Township Engineer
Wayne Grafton, Land Planner
Kenneth Kynett, Esq., PC Solicitor

ABSENT: 0

MEMBERS OF PUBLIC: 3

AGENDA

Chairman Smitheman reviewed the Agenda, which included:

- Public Comment
- Approval of Minutes – April 23, 2008
- Ordinance
 - Cluster Ordinance
- Old Business/New Business
 - Benson Subdivision
- Next Meeting
 - May 28, 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, all members voted "aye" to approve the minutes of the Wednesday, April 23, 2008 meeting, as corrected. Mrs. Day abstained.

ORDINANCE

Cluster Ordinance

Mr. Barrett reviewed the previous goals: (1) repeal J-2, leaving J-1; (2) make density neutral; (3) eliminate bonus density; and (4) minimum area of 25 acres. Mr. Barrett recommended the following changes to the Residential Cluster Conditional Use: Section 27-1103, para. A – change to 25 acres; Section 1104, para. C – change 25% to 40%; para. F – change design standards, setbacks, and other dimensional standards; Section 27-1105, para. A – discuss slopes; para. F - delete; Other – Contiguous is on one side of the street.

Mr. Grafton noted that on 1/25/08, the Planning Commission, via a letter, requested approval by the Board of Supervisors to repeal J-2, amend the existing Cluster A provisions, and eliminate the bonus provisions. Mr. Bulkley stated the Board would like the Commission to move forward with the ordinance standards. There was a consensus to work from the 4/3/08 draft ordinance.

Use Regulations

B – Permitted Accessory Uses: Mr. Grafton warned that in Cluster provisions, Accessory Uses, such as, sheds, back yard swimming pools, tennis courts, and deck expansions can be problematic. Appropriate uses need to be determined for open space, residential, and accessory uses. The use must be considered in relation to the lot size.

Mr. Barrett requested that USE REGULATIONS A – 3 be discussed at the next meeting. Per Mr. Ferrara’s question on cluster open space design, Mr. Grafton stated that compatibility trumps any trends. Mr. Grafton felt that the TND (Traditional Neighborhood Design) trend, with houses close to the street, sidewalk system, garage and alley in the rear, would not be appropriate for most of the sites in Thornbury, except for the Thornton Village area.

D - Uses by Special Exception: Mr. Grafton requested the members to think about the appropriateness of uses, such as quarters for guests, private kennels, and cultural or religious uses.

Height Regulations: Mr. Grafton noted that the trend is above 35' now, as people want high ceilings. Also, regarding agricultural operations, 65' is the height limit for a barn or a stable.

Area and Bulk Regulations

A – Agricultural Uses: Mr. Grafton requested the members to think of all the uses and their possible impact.

Open Space Development: Mr. Grafton requested the members to develop standards outside the norm.

C - Area and Bulk Regulations: Mr. Grafton requested the members to consider if 30,000sq ft. is too large a lot size, but if the lot size is too small it can create problems.

Bonus Density Provisions: Mr. Grafton stated that the consensus to date is to remove this section.

Eligibility Requirements for Conventional Lot Development of Tracts of Ten (10) or more Acres: Mr. Grafton requested the members to determine if this is appropriate for Thornbury.

Mr. Smitheman noted that the Cluster Ordinance will be on the 5/28/08 agenda. There were no further comments from the members or the public.

OLD/NEW BUSINESS

Benson Subdivision

Mr. Smitheman noted that he attended a Concord Twp. meeting on 5/29/08 regarding stormwater management for this subdivision. The entrance will be on Springlawn Rd. The development consists of 35 single-family homes, on half-acre lots, with 3 stormwater management areas (1 small and 2 large) in the low elevations of the open space. It is in the preliminary approval stage with the Planning Commission. There are 3 parcels, containing about 39.5 acres. The stream splits the property between east and west. The Hitchcock neighbors were concerned about the stream and possible increased stormwater run off. Neighbors asked about a berm or culvert and recreational open space, but those items were not discussed. A sewer line will run up Andrien Dr. to Schoolhouse La. The line will probably not be extended to Springlawn Rd.

Mr. Kynett noted that his office represents Benson, but that had not been personally involved in that representation and had not followed the project. He also noted that on 5/6/08 he happened to be in Concord Township on another matter and that the applicant was granted conditional preliminary/final approval with waivers for preliminary/final approval and from conducting a tree survey.

Mr. Ciocco stated that PennDOT required Benson to obtain an easement in Thornbury to fix grading. Mr. Smitheman noted that many of the properties also encompass the other side of the street, 5 ft. or more. Mr. Kynett thought Concord also granted Benson Conditional Use Approval for stormwater management in open space at the 5/6/08 meeting. Per Mrs. Day's question, Mr. Kynett stated that he did not hear any discussion regarding the Christmas tree farm. In answer to the Planning Commission's questions regarding public sewers, Mr. Kynett reviewed Concord Township Sewer Authority's policy

regarding a developer (private) or an authority (public) extending the sewer line. There were no further comments from the members or the public.

Bicycle-Pedestrian Safety

Mr. Barrett requested the members consider establishing standards and possibly adding curbs and sidewalks to improve bicycle-pedestrian safety along Creek Road. After a brief discussion, the members were in favor of improving this area, possibly asking for an extra ROW width. Mr. Ricciuti noted that the Township should follow our track record regarding waivers on driveways.

NEXT MEETING

Mr. Smitheman announced that the next meeting will be on 5/28/08 at 7 p.m.

ADJOURNMENT

On a motion by Ms. Day, seconded by Mr. Ricciuti, the meeting was adjourned at 8:06 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

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