



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, June 23, 2010

The Thornbury Township Planning Commission held a public meeting Wednesday, June 23, 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 Ferrara	Mike Ciocco, Township Engineer
Allen McCann	Wayne Grafton, Land Planner
Charles Howat	
James Quinn, Jr.	
James Moore	

ABSENT: Robert Ricciuti, Vice Chairman

MEMBERS OF PUBLIC: 5

Mr. Bulkley reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – June 9, 2010**
4. **OLD BUSINESS**
 - a. **Cheyney Univ., Prelim. Land Dev. Student Housing Project**
 - b. **Collins/Scheivert 6 Lot Subdiv. – Planning Module Exemption Request**
 - c. **Floodplain Ord. – Update**
 - d. **Zoning Ord. – Accessory Structure Regulations**
 - e. **Comprehensive Plan – Update**
5. **ACTION DATES – REVIEW**
6. **NEXT MEETING – Wed., July 14, 2010 at 7 p.m.**
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. Moore, all members present voted “aye” to approve the June 9, 2010 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Ricciuti was absent. Mr. Ferrara abstained due to his absence from the June 9th meeting.

4. OLD BUSINESS

a. Cheyney Univ., Preliminary Land Dev. Student Housing Project:

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

Mr. Ciocco highlighted his 6/23/10 review, as follows:

Zoning (Chapter XXVII)

1. Section 27-1504 – Mr. Cobaugh agreed to add the floodway, floodplain, and flood fringe limits to the plan set.
2. Section 27-2104 – Mr. Cobaugh agreed to add the Zoning Hearing Board (ZHB) Decision regarding parking requirements to the plan set along with the related tables showing compliance with the ZHB Decision.
3. Section 27-2104 – Mr. Cobaugh agreed to add to the plan a requirement for Cheyney University to submit an annual report on university population related to parking ratios.
4. Section 27-2104 – Mr. Cobaugh agreed to add the future parking area plan to the Land Development Plan set and label it “Reserved” for future parking use. Development of the future parking area with something other than parking would require the “Reserved” future parking area to be moved somewhere else on the campus and documented.

Waivers Required (Chapter XXII)

8. Section 22-602.15 – Mr. Bulkley asked why there would be no curbing other than on the property frontage along Creek & Cheyney Rd. Mr. Cobaugh explained that the road is super-elevated.

Subdivision & Land Development (Chapter XXII)

11. Section 22-602.19 – Mr. Cobaugh agreed to place roadway reflectors in the crosswalks, add an additional warning sign at the intersection of Cheyney & Creek Rds., and add a hard surface where 2 crosswalks connect to the airport parking. Mr. Bulkley suggested a small directional sign.

Landscaping

13. Section 27-2801-2813 – Mr. Cobaugh agreed to add more plantings and a mix of evergreens to 240 Creek Rd., and add/show a buffer planting mix of evergreens and deciduous plantings for 2-8 Township Drive property. Mr. Kynett noted that the Historical Commission needs historic resource information placed on the plan to identify historic structures in and surrounding the sight. Mrs. Zitarelli will forward the Historic Ordinance to Mr. Cobaugh.
15. & 16. Sections 22-610.6.B.(1) and 22-905.4 – Mr. Cobaugh agreed to add a chart or notation to the plan reflecting tree removal, tree replacement ratio, and tree replacement totals.

Lighting

18. Section 22-906.3.B – Mr. Ciocco noted that the calculated lighting area stopped between buildings and there may be some existing lights between buildings. Mr. Cobaugh agreed to add pedestrian path lighting, including additional lighting for all crosswalks.

General Comments

21. Mr. Cobaugh agreed to fit, stripe, and show handicapped striping on the plan for 12 handicapped parking spaces.
24. Mr. Cobaugh suggested adding a swing gate to encourage pedestrians to use the proposed crosswalks.
25. Mr. Cobaugh agreed to label campus access routes on the plan. A brief discussion ensued regarding the addition of stone or a wire mesh to lay atop the grass for vehicle support.
29. Mr. Cobaugh agreed to add a note to the plan regarding time limitations on the foundation excavation/sediment basin.

Mr. Cobaugh was looking for storm water drains that could use a smaller pipe diameter rather than the 12 in. pipe, as required. Mr. Ciocco requested Mr. Cobaugh to circle areas that he proposed for a smaller pipe for future discussion purposes.

The members and consultants felt that a recommendation could be made once the majority of Mr. Ciocco's comments were satisfied and confirmed on revised plans.

- b. **Collins/Scheivert, 6 Lot Subdivision, Planning Module Exemption Request:** Mr. Ciocco noted that the applicant is providing a primary and replacement areas and no action is needed by the Planning Commission.
- c. **Floodplain Ord. – Update:** Mr. Kynett stated that Mr. Ciocco's suggested changes were incorporated into the draft ordinance and the following items were discussed:

Page 13 – There was a consensus to agree to the requirement of elevating the first floor of a structure 1.5 ft. above the basement elevation.

Page 20. A. – After a brief discussion regarding the provision for manufactured homes in all districts, there was a consensus to agree to prohibit any manufactured homes in a floodway area.

Page 20. B. – There was a consensus to agree to prohibiting manufactured homes within 50 ft. landward from the top of the bank of any watercourse within approximate floodplain or special floodplain area.

Page 22 – Mr. Kynett requested Mr. Ciocco to check the definitions, such as "special flood hazard area" and "highest adjacent grade", as they are not needed if the Township does not use those terms. Mr. Kynett also

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requested Mr. Ciocco to see where those terms would be appropriate in the body of the ordinance, so the definitions make sense.

Mr. Kynett stated that he will highlight the changes and improve the format for consistency for discussion at the next meeting. There were no comments from audience.

d. Zoning Ord. – Accessory Structure Regulations: Mr. Bulkley noted the need for regulating these structures. Mr. Kynett passed out copies of a newspaper article on a solar farm in another municipality which irritated neighbors. Mr. Grafton noted that although wind and solar regulations were important, this discussion began with Mr. Ricciuti's concern regarding an accessory structure in his neighborhood. Mr. Grafton stated that what is inappropriate in other townships could be appropriate here. There was a consensus that the following items will be discussed at the next meeting: garages, wind, solar, satellite dishes and communication antennas.

Public Comment: Janette O'Hanlon, Glen Mills Rd. stated that she thought that solar panels were only on roofs. Mr. Grafton stated that solar panels could also be placed on poles in someone's yard. Mr. Bulkley recommended everyone view the solar panels on the front yard of a Bennett La. home.

e. Comprehensive Plan – Update: Mr. Bulkley stated that this item will be discussed once the census results have been received.

5. **ACTION DATES – REVIEW:** Mr. Bulkley noted that Guilday and Wills are due for extensions next.

6. **NEXT MEETING:** Wednesday, July 14, 2010 at 7 p.m.

7. **ADJOURNMENT:** On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:15 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
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat