



**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
James Moore

**Thornbury Township Planning Commission
2009 Annual Report**

A. ORGANIZATION:

The Planning Commission Members for 2009 were:

Mike Smitheman, Chairman	term expires 12/12
James Bulkley, Vice Chairman	term expires 12/09
Lawrence Barrett	term expires 12/09
Frances Day	term expires 12/12
Robert Ferrara	term expires 12/11
Allen McCann	term expires 12/10
Robert Ricciuti	term expires 12/12

Staff:

Land Planner:	Wayne W. Grafton
Township Engineer:	Michael Ciocco
Solicitor:	Kenneth D. Kynett
Secretary:	Deborah Zitarelli

The Planning Commission met on the second and fourth Wednesday of each month at 7 p.m., with the exception of three months, August, November, and December, in which only one meeting was held.

B. SUMMARY

Major items of business for the year included the review of Subdivision/Land Development Applications, Subdivision Amendment, Waiver Requests, Comprehensive Plan Objectives, West Side Sewer Expansion Project - Grant, and Ordinance review.

C. SUBDIVISIONS AND LAND DEVELOPMENT

Plans were reviewed and comments made for the following:

FINAL PLANS: (Alphabetical Order)

Adler, 31 Dilworthtown Rd.

- Subdivision of 14.44 acres into 6 lots
- Subdivision plan submitted Oct. 1, 1999, revised Jan. 4, 2000
- Open Extension

Burkholder, 19 Tiffany La.

- Subdivision of 6 acres into 2 lots
- Subdivision plan submitted 5/6/08, revised 6/19/08, 8/12/08, 2/9/09, and 3/19/09
- PC recommended denial 3/25/09
- Accepted conditions 8/12/09

Derry, 167 Locksley Rd.

- Subdivision of 4.25 acres into 2 lots
- Subdivision plan submitted Jan. 20, 2006
- Open Extension

Glen Mills Schools (Land Development)

- Build Laundry Facilities Building
- LD plan submitted July 23, 2009 and Oct. 5, 2009
- PC recommended approval with conditions on Oct. 14, 2009
- BOS approved 12/2/09, Resolution #22 of 2009

Gricco, (Subdivision Amendment) 205/209 Locksley Rd.

- Reconfigure 2 separate driveways into 1 driveway
- Driveway/Amendment Plan submitted Nov. 5, 2009

Horne, (Land Development) 656 Cheyney Rd.

- Build a Garage
- PC recommended approval Aug. 12, 2009
- BOS Approved 9/2/09, Resolution #16 of 2009

Spinelli, (Edgmont Twp.)

- Subdivide into 4 lots
- 3 comments from Thornbury Twp. engineer

Wills, 35 Locksley Rd.

- Subdivide 8.4 acres into 3 lots
- Subdivision plan submitted Nov. 25, 2009

PRELIMINARY PLANS: (Alphabetical Order)

Cheyney University (Land Development)

- Demo dorm, build new dorm
- LD Plan submitted Nov. 13, 2009

Collins, 69 Stoney Bank Rd.

- Subdivision of 18 acres into 6 lots
- Subdivision plan submitted 8/29/08, 12/1/08, 2/5/09, and 7/14/09
- Accepted conditions 9/8/09

Craig, 1525 Wilmington-West Chester Pike

- Subdivision plan submitted Feb. 26, 1990
- Open Extension

Guilday, 67 Creek Rd., 75 Creek Rd., & 258 Old Gradyville Rd.

- Subdivision of 2 parcels of land totaling 12.6 acres into 5 lots
- Subdivision plan submitted Mar. 26, 2008

SKETCH PLANS:

Cheyney University (Land Development)

- Demo dorm, build new dorm
- Discussed 9/23/09

WAIVER REQUESTS:

Horne, 656 Cheyney Rd. – Request from Land Dev. to build a garage

- PC recommended denial 1/14/09
- BOS Denied 3/4/09

Widdis, 26 Woodridge Rd. – Request from Land Dev. to build a garage

- PC recommended approval July 22, 2009
- BOS Approved 8/5/09

CONDITIONAL USE:

Black Bell Farm, 595 Cheyney Rd.

- PC recommended approval with conditions Sept. 23, 2009
- BOS Approved C.U. 11/18/09

D. ORDINANCES, COMPREHENSIVE PLAN, & ZONING (Alphabetical Order)

Cluster Ordinance

- Joint meeting w/BOS 4/22/09
- Status: PC recommended approval 6/10/09
- Pending BOS approval

Comprehensive Plan

- 4/22/09 PC recommended BOS contact all commissions re status of completion of their objectives
- Status: Active

Equalized Sewer Costs Ordinance

- PC recommended approval 3/25/09
- Status: Pending

Floodplain Ordinance

- PC recommended approval 9/9/09, and 10/14/09 of proposed ord. last revised 10/5/09
- BOS adopted Ord. 2 of 2009 11/18/09
- DCPD recommended changes 11/19/09

Neighborhood District – last discussed by PC in 2007

- Recommendation in 2007 to the Board of Supervisors to consider the drafting of a Neighborhood District Ordinance and to request input from the Board of Supervisors as to the Board's concurrence and support of the ordinance.
- Status: Pending input from BOS

Steep Slopes Ordinance

- 1/26/06 PC recommended approval
- 9/12/06 Ordinance marked up
- 11/1/06 Joe Sgro submitted list of questions
- 12/28/06 PC requested clarification from Jay Uradnisheck and Bob Anderman on some items
- 10/16/07 PC requested joint meeting with BOS to discuss
- 7/8/09 PC recommended approval again, requested BOS action
- Status: Pending input from BOS

Stormwater Management Ordinance

- Last discussed 1-28-09
- Status: Active

Woodlands (Zoning) –last discussed by PC-1/30/08

- Will wait for feedback from the Supervisors on the Woodlands (SLDO) before reviewing.
- Status: Pending input from BOS

Zoning Ord. – Accessory Structure Regulations

- Status: Active

E. MISCELLANEOUS

West Side Sewer Expansion Project

- 2/11/09 the Planning Commission recommended support of the H2O grant application regarding the Brinton Lea and Thornhill Sanitary Sewer Extensions.
- Status: Grant Received

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
Jacqui Guenther, Asst. Twp. Manager

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