

APPROVED SEPTEMBER 9, 2009



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, August 12, 2009

The Thornbury Township Planning Commission held a public meeting Wednesday, August 12, 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
Allen McCann	Wayne Grafton, Land Planner
Robert Ferrara	
Fran Day	
Lawrence Barrett	
Robert Ricciuti	

ABSENT: 0

MEMBERS OF PUBLIC: 12

AGENDA

Chairman Smitheman reviewed the Agenda, as follows:

1. PUBLIC COMMENT
2. APPROVAL OF MINUTES – July 22, 2009
3. OLD BUSINESS
 - a. Collins/Scheivert, 69 Stoney Bank Rd.,
Preliminary Subdivision
 - b. Horne, 656 Cheyney Rd.,
Final Land Development for a Garage
 - c. Floodplain Ordinance
 - d. Comprehensive Plan
4. NEW BUSINESS
 - a. Glen Mills School
Land Dev. for a Laundry Facilities Bldg.
5. ANNOUNCEMENTS
At the Board of Supervisors 8/5/09 meeting, the following items were approved:
 - (1) Collins/Scheivert Extension
 - (2) Burkholder Subdivision, with conditions
 - (3) Widdis Waiver Request
6. NEXT MEETING – Wed., September 9, 2009 (no 2nd meeting in August)
7. ADJOURNMENT

1. PUBLIC COMMENT

There were no comments from the public.

2. APPROVAL OF MINUTES

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

Messrs. Kynett, Ciocco, Ferrara, Bulkley, and Mrs. Day. Messrs. Smitheman and Ricciuti abstained, as they were absent.

3. OLD BUSINESS

a. Collins/Scheivert, 69 Stoney Bank Rd., Preliminary Subdivision

Present: Tim Sullivan, Esq., the applicant's attorney
Mr. Scheivert, the developer

Mr. Bulkley recused himself from the discussion and vote due to a previously disclosed conflict of interest. See attached letter.

The Planning Commission discussed the following 2 outstanding issues, replacement trees and emergency access.

Replacement Trees – Mr. Sullivan stated that 357 trees are proposed to be removed from 9.1 acres out of the 18 acre site, based on the estimate by G.D. Houtmann & Son, which equals about 40 trees per acre. About 350 trees will be left undisturbed in the remaining 9 acres. Mr. Sullivan passed out a revised landscape plan based on comments from the last meeting. There are 32 trees proposed for planting along the street. Reforesting increased from 25 trees to 126 trees, but smaller, which allows them to be planted closer together. Also, 55 buffering trees in 2 alternating rows were added to buffer the basin from the lots. Additionally, the landscaping package for each lot (5 lots) will include 3 landscape trees and a minimum of 40 shrubs. In summary 357 trees will be removed and planting 228 trees, and leaving about 350 trees on the remaining 9 acres, and planting a minimum of 200 shrubs.

Although the applicant did not meet the Township's practice of a 1:1 ratio for tree replacement, there was a consensus that the applicant added as many trees as possible.

Mr. Sullivan, reading from the Plan, stated the street trees would be a mix of Red Maples, Red Oaks, Sugar Maples, 2.5 in. caliper. The species of the reforesting trees will be determined at the final plan stage, 4-5 ft. in height in 1 gal. containers, after the grading work is completed. As requested by Mr. Ciocco, Mr. Sullivan will show reforestation on the back of the basin. The buffer plantings at the basin will be a mix of Douglas Fir, White Pine and Norway Spruce, 6 ft. in height. The lot trees will be 2.5 in. caliper and will be determined by the landscape architect. Mr. Barrett was concerned that if the trees are planted too close together they will kill each other. Mr. Ciocco noted that they will be staggered. Mr. Barrett noted that soil should not be built up around the trunk. Mr. Ciocco stated that note

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details would be refined during final plan stage and that tree protection standards would be discussed at the required pre-construction meeting.

Emergency Access – Mr. Sullivan stated his belief that no cul-de-sac in any subdivision was required to butt up to an adjacent property, and felt that there was no need to do it in this development, as the cul-de-sac does not exceed the Township's 700 ft. limitation.

A brief discussion ensued regarding the slope of the road. Mr. Sullivan explained that the applicant could bring the road (at the entrance) in at a conforming slope, but would need to severely cut into the steep slopes causing a lot of disturbance. Therefore the applicant decided to cut less into the steep slopes, and raise the road slope (not to Twp. specs.), which would need a waiver, but caused less disturbance.

Mr. Sullivan stated that the existing driveway, for use as an emergency access, could be offered for dedication, subject to the development of the Blandy property for a residential subdivision. Mr. Grafton stated the existing driveway doesn't exit the highway onto the road of the applicant's property. Mr. Sullivan stated an easement would be obtained.

A brief discussion ensued regarding the strength of the existing bridge on the existing driveway. Mr. Blandy, a neighboring property owner who was present in the audience stated that loaded fuel trucks use the 12 ft. long bridge and was confident emergency vehicles would have no problem using it.

Mr. Barrett felt the existing driveway was feasible to use as an emergency access. Mr. Barrett noted Tall Trees and Andover have emergency accesses.

Per Mr. Ferrara's question, Mr. Sullivan stated that the rolled curbs and 40 ft. section of sidewalk will be included on the next revised plan. Only the landscape portion of the plans was revised for this meeting.

Mr. Ricciuti suggested a pull off for cars dropping off children at the entrance. Mr. Ricciuti noted that it could be addressed during the final plan stage.

MOTION: Mr. Ferrara moved to recommend to the Board of Supervisors approval of the Collins/Scheivert Preliminary Subdivision Plans, prepared by G.D. Houtman & Son, Inc., dated November 17, 2008, last revised July 20, 2009, consisting of sheets 1 thru 8, conditioned upon:

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Rolled curbs in lieu of upright curbs;
40 ft. of sidewalk at the corner of the property for a bus stop for children;
Tree replacement as per the revised landscape plan, dated Aug. 12, 2009;
The existing driveway shall be shown on the plan as an emergency access right-of-way that could be used at the time the adjoining property builds;
Complete compliance with the July 20, 2009 review letter from Catania Engineering

Mr. McCann seconded the motion.

Mr. Barrett requested the following amendments be included in the motion: Complete compliance with July 21, 2009 review letter from The Grafton Association, the October 16, 2008 letter from the Delaware County Planning Commission, tree protection/preservation notes as satisfactory to the Township Engineer, and reforestation of the entire back side of the stormwater basin to the satisfaction of the Township Engineer.

Mr. Ferrara agreed to the amendments and amended his motion.

Mr. McCann seconded the motion, as amended.

There was no further discussion and the motion recommending approval of the Preliminary Plans for the Collins/Scheivert Preliminary Subdivision Plans for the east side of Stoney Bank Road, at the terminus of Andrien Road passed by a majority vote. Mr. Bulkley abstained due to a conflict of interest.

b. Horne, 656 Cheyney Rd., Final Land Development for a Garage

Present: Tim Sullivan, Esq., the applicant's attorney
Joseph Horne-the applicant
Joe Schmidt, the builder

Mr. Bulkley recused himself from the discussion and vote due to a previously disclosed conflict of interest. See attached letter.

Mr. Sullivan stated that plans were revised and sent to Mr. Ciocco. Mr. Ciocco's 8/12/09 review letter was discussed as follows:

Zoning (Chapter XXVII)

1. Section 27-2115.2 – Mr. Sullivan stated that the applicant would comply.

Waivers Required (Chapter XXII)

2. & 3. Section 22-602.8 and 22-602.15 – Mr. Sullivan stated that the applicant would comply.

Subdivision & Land Development (Chapter XXII)

4. Sections 22-602.13 & 606.D – Mr. Sullivan stated that the applicant would comply.
5. Section 22.705 - Mr. Sullivan will get the easements for the stormwater metes and bounds from the engineer and include it on the plan, and prepare the necessary maintenance agreement.
6. Section 22.904 – Mr. Sullivan stated that the applicant would comply by locating the pins and monuments or install them if not found.

Landscaping

7. & 8. Section 22-610 & 905, & 22-905.4 – Mr. Sullivan stated that the applicant would comply. Mr. Horne has been away, but will do whatever Mr. Serth wants with regard to visually buffering the garage from the Serth property.

General Comments

9. Mr. Sullivan stated that a fire rated wall will be installed inside the garage due to the short distance from the concrete pad and residence.
- 10., 11., & 12. Mr. Sullivan stated that the applicant would comply.

Stormwater Management

- 13., 14., 15., & 16. Section 19-404.1.A & 405.2 - Mr. Sullivan stated that the applicant would comply.

A brief discussion ensued regarding the location of the deck, patio, and the proposed garage. The location of the right side elevation passage door was discussed and needs to match the construction details.

Mr. Sullivan stated that the Plans would be corrected.

MOTION: Mrs. Day moved to recommend to the Board of Supervisors approval of the Horne Final Land Development Plans, prepared by Aurand Engineering, dated November 10, 2008, last revised August 10, 2009, consisting of sheets 1 thru 5, and conditioned upon:

Amended plans showing correct right side elevation passage door alignment, matching construction details;

Provide a minimum of 4 trees for the neighbor, Mr. Serth, with Mr. Serth signing off on a landscape approval letter;

Complete compliance with Mr. Ciocco's (Catania Engineering) review letter of 8/12/09.

Mr. Ferrara seconded the motion.

There was no further discussion and the motion recommending approval of the Final Land Development Plans for the Horne's garage located at 656 Cheyney Road passed by a majority vote. Mr. Bulkley abstained due to a conflict of interest.

c. Floodplain Ordinance: Discussion on Mr. Grafton's Floodplain Ordinance draft, last revised 7/22/09 was tabled to the next meeting.

d. Comprehensive Plan: Mr. Bulkley reported that there is no update from the Board of Supervisors regarding the implementation of Chapter 13.

4. NEW BUSINESS

a. Glen Mills School

Land Dev. for a Laundry Facilities Building

Present: Mark Padula, P.E., the applicant's engineer
Don Case, Facilities Manager

Mr. Smitheman recused himself from the discussion due to a conflict of interest. See attached letter.

Mr. Padula stated the 37' x 78' proposed building, containing 9 each industrial washers and dryers, was needed for the purpose of consolidating and centralizing the laundry. It will be built between the practice football field and the sewage treatment facility, near the old gym, not visible from the road.

Mr. Padula noted that DEP was contacted and plans were sent to the Delaware County Conservation District for review.

Mr. Palula stated the gas (Maytag) machines would be properly vented and the building would be open from 8 a.m. to 4 p.m. Lighting will not interfere with neighboring properties. No trees would need to be removed, only brush. Mr. Barrett suggested that the plan show what is being cut away. Staff will monitor the students doing the laundry.

A brief discussion ensued regarding 2 parking spaces and 1 handicap space, and the possibility of moving the handicap space to the end by the sidewalk. Mr. Ciocco will investigate the ordinance and advise Mr. Palula regarding the handicap spot, but zoning may require more than 2 spaces.

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At this time no members felt the need to schedule a site visit.

5. ANNOUNCEMENTS

At the Board of Supervisors 8/5/09 meeting, the following items were approved: Collins/Scheivert Extension; Burkholder Subdivision, with conditions; and the Widdis Waiver Request.

6. NEXT MEETING: Wed., September 9, 2009

7. ADJOURNMENT - On a motion by Mr. Bulkley and seconded by Mr. McCann all members voted “aye” to adjourn the meeting at 8:55 p.m.

Mr. Kynett will review ordinance sections 22-610 and 22-905 to determine if they are inconsistent at the end of the new ordinance.

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

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

**James Bulkley
15 Skyline Drive
Glen Mills, PA 19342**

February 27, 2008

Planning Commission
Thornbury Township
6 Township Drive
Cheyney, PA 19319

Members:

As you are aware, I am a Real Estate Agent with Scheivert Realtors. From time to time, I will be involved in Subdivision Plans for past and present clients of Scheivert Realtors. When this occurs, in order to avoid any conflict of interest, I will advise the Planning Commission at the outset, and recuse myself from taking part in such matters.

Sincerely,

James Bulkley

JB/sh

cc: Board of Supervisors
Jeffrey Seagraves
Robert P. Anderman, Esq.
Kenneth D. Kynett, Esq.
Elizabeth Geoghegan

**Michael Smitheman
46 Three Wood Drive
Glen Mills, PA 19342**

August 12, 2009

Planning Commission
Thornbury Township
6 Township Drive
Cheyney, PA 19319

Members:

As you are aware, I am employed by The Glen Mills School. Whenever Glen Mills School submits plans for expansion, I will advise the Planning Commission at the outset, and recuse myself from taking part in such matters in order to avoid any conflict of interest.

Sincerely,

Michael Smitheman

MS/dz

cc: Board of Supervisors
Jeffrey Seagraves
Robert P. Anderman, Esq.
Kenneth D. Kynett, Esq.
Elizabeth Geoghegan