

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
June 14, 2010**

MINUTES

MEMBERS PRESENT:

Brooks Durham, Chairman
Peter DuFault
Patrick Karnick
Barbara Iacovelli

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary
Stacey Fuller, Solicitor
Mike Conrad, Engineer, Yerkes Associates, Inc

CALL TO ORDER:

Brooks Durham called the meeting of the Planning Commission (PC) to order at 7:00 PM in the Township meeting room and led the Pledge of Allegiance.

APPROVAL OF MINUTES: May 11, 2010

Barbara Iacovelli made a motion to approve the draft minutes of the May 11, 2010 PC meeting, with the following amended changes:

1. Page 1 change efficient to efficiently
2. Page 2 add the word sign, after Cheyney University
3. Page 2 change a Planning Module to come after submitting

Peter DuFault seconded the motion. All were in favor. Motion carried.

Review Land Development for Carver Science Center- Cheyney University

Brooks Durham noted that we now a review letter from Simone Collins.

Mike Conrad notes that on his review letter from June 10, 2010 on page 2 he highlighted the stormwater management. He suggested that the applicant would like to further expand on that issue.

Tysen Miller, Civil Engineer from Hunt Engineering Company noted that we put the Storm sewer closer to the building to be able to reduce the amount of impervious surface.

Barbara Iacovelli inquired if this would be sufficient in the event of a two year storm. The other concern would be overflow.

Tysen Miller noted that what we are doing should be just fine.

Brooks Durham inquired about comment # 7 about the Fire Marshall review and approval.

Tysen Miller noted that he received an email with the Fire Marshall's approval with one request to have a exterior entrance added.

Peter DuFault noted that we should have a letter on file with the change and approval from our Fire Marshall before we can approve the plans.

Barbara Iacovelli also noted that we need to see the change on the plans.

Brooks Durham also inquired about comment # 20, 21 and 22.

Tysen Miller noted they will comply.

Brooks Durham had questions regarding comment # 4 of Yerkes Letter that there is a variance required for the signage.

Peter DuFault noted that he isn't aware of any variance coming in front of the Planning Commission before.

Mike Conrad noted that the Planning Commission can let the Zoning Hearing Board be aware of there opinions.

Barbara Iacovelli noted that other applicants requested their variance before going in front of the Planning Commission.

Brooks Durham inquired about the Simone Collins review letter dated June 9, 2010.

Tysen Miller noted that on Item #1 we will be using a product called InstaGreen Sedum Carpet. We will be discussing with Simone Collins.

Tim Kearney noted that there are different brands and will discuss with Simone Collins.

Tysen Miller noted we will comply with all the other items.

Mike Conrad inquired about the waivers for the fence and the planting around the basin.

Barbara Iacovelli inquired about the edge of the basin; Barbara thinks it looks too close to the building.

Tysen Miller noted there is a 10 foot clear space for the Fire Department.

Brooks Durham noted that we will still need the following:

- Zoning Application – 3 variances
- Letter from the Chester County Planning Commission
- Letter from the Chester County Conservation District
- Letter from the Fire Marshall
- Two waivers - Fence and the crown vetch
- Sign Permit
- Simone Collins review letter addressing Item # 1

Tim Kearney noted that next month we can do a presentation just on the sign.

Mike Conrad noted that if all things fall into place the Planning Commission can present this to the Board of Supervisors next month.

Barbara Iacovelli noted that if all the letters are here we can move forward with our recommendations.

OTHER MATTERS

REPORTS

Board of Supervisors (BOS)

No report

ADJOURNMENT

As there was no further business, Brooks Durham motioned to adjourn the meeting at 7:55 PM. Peter DuFault seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday July 12, 2010 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary