

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
July 13, 2009**

MINUTES

MEMBERS PRESENT:

Jim Jordan, Chairman
Arnie Maguire
Peter DuFault
Brooks Durham
Barbara Iacovelli

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary

CALL TO ORDER:

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

APPROVAL OF MINUTES: June 08, 2009

Jim Jordan motioned to approve the draft minutes of June 08, 2009 with the following change. Page 2 - change the word chance to “change”.

Brooks Durham seconded the motion. Barbara Iacovelli abstained. Arnie Maguire, Peter DuFault, Brooks Durham and Jim Jordan were in favor. Motion carried.

Greentree Place Sketch Plan Review – Ed Morris

Ed Morris presented a plan to develop the property located at Greentree Drive and Route 202. The plan consists of four (4), three story apartment buildings, totaling 89 units and one commercial bank pad.

Jim Jordan noted review letters received from the Township Engineer dated July 10, 2009 and the Township Traffic Engineer dated July 13, 2009 and asked for public comment on the project.

James Sentman - 2 Greentree Drive noted that he would back up to the proposed retail property. He would be happy with a few houses on this lot and not multiple apartment buildings.

Jim Jordan noted that the property is currently zoned for 1 acre lots.

Barbara Iacovelli inquired about the distance from the retail property to Mr. Sentman’s lot.

Mr. Morris did not know at this time.

Yvonne Webster stated that the Thornbury Estates development is 50 years old and thus eligible for listing on the Historical National Registry. This project would destroy the integrity of the area and impact the ability to qualify for the registry.

Percy Neall inquired about below grade and at grade parking.

Ed Morris noted that there are no proposed below grade garages or parking.

Frank Tavani, applicants Traffic Engineer addressed four comments on Pennoni's review letter dated July 13, 2009:

1. Comment #1 - we would comply
2. Comment #2 - I would consider it.
3. Comment #3 - I would like to need to go over this one with the architect and address the issues.
4. Comment #4 - Not relevant at this time because we are only in the sketch planning stage.

Ed Morris thanked the planning Commission for their time and would like to be able to move forward with this project and re-zone the property.

Jim Jordan noted that the Planning Commission can only make a recommendation to the Board of Supervisors after the property is re-zoned. The next step would be to appear in front of the Zoning Hearing Board or the Board of Supervisors.

Jim Jordan noted that no further opinion on this property would be provided

Yvonne Webster thanked Ed Morris for his honesty during his presentation.

Review Draft Ordinance: Riparian Buffer

Jim Jordan suggested tabling the proposed ordinance until August to allow for further review.

Peter DuFault, Barbara Iacovelli, Brooks Durham and Arnie Maguire all agreed.

Barbara Iacovelli noted that many definitions have been changed and need to be corrected.

Peter DuFault noted that the definitions have been changed as a result of review and consideration by the Planning Commission.

Rob Morris inquired if the current version addresses storm water run off from gullies, and asked if he was permitted to read the current draft.

Jim Jordan asked Teresa to provide Rob with a copy of the draft Riparian Buffer Ordinance.

Jim Jordan made a motion to table the Riparian Buffer Ordinance until the next meeting. Brooks Durham seconded. All were in favor. Motion carried.

Draft Update to Chester County Landscapes

A draft version of Chester County Landscapes was provided to the Planning Commission for review and comments at the August meeting. Ed Travis noted that the Board would like comments from the Planning Commission. These comments will be forwarded to staff and then to the Chester County Planning Commission for review.

OTHER MATTERS

Barbara Iacovelli inquired about the review by Simone Collins in reference to changing the zoning for Greentree Drive and Route 202. Who sponsored that, the Planning Commission or the Board of Supervisors? Was anything ever done with that?

Ed Travis noted that it was the Board of Supervisors and nothing has been done with it yet.

Jim Jordan noted that the Comprehensive Plan does not address future zoning along Route 202.

Jim Jordan noted that The Board of Supervisors might want to consider reviewing the zoning on Route 202 for future uses.

REPORTS

No Report

ADJOURNMENT

Barbara Iacovelli motioned to adjourn the meeting at 8:15 PM. Jim Jordan seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday August 10, 2009 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary