

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
September 8, 2008**

MINUTES

MEMBERS PRESENT:

Jim Jordan, Chairman
Arnie Maguire
Anne Connolly
Brooks Durham
Barbara Iacovelli
Steve Zippi

OTHERS PRESENT:

Julie Von Spreckelsen, Eastburn & Gray, PC
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: August 11, 2008

Barbara Iacovelli made a motion to approve the draft minutes of the August 11, 2008 PC meeting. Jim Jordan seconded the motion. The motion passed by unanimous vote.

REVIEW DRAFT ORDINANCES

Prior to discussion of the Riparian Buffer Ordinance, Julie Von Speckelsen addressed an issue raised at the last PC meeting, the Clean Streams Act does not exempt Agricultural uses. Julie detailed case law originating in Chester County dating back to 1973.

Barbara Iacovelli noted that she requested copies of the Chester County Storm Water Management Ordinance, Landscapes and Water Sheds. The Comprehensive Plan and the draft ordinances we are reviewing refer to these documents and thus the verbiage should be consistent.

There was a general discussion regarding the inclusion of waterways within the Township, all waterways to include flood plains, wetlands etc. or simply continuously running waterways.

Mr. Robert Morris expressed concern about the Riparian Buffer ordinance and government regulation.

Julie Von Spreckelsen explained that the Riparian Buffer Area is defined in this ordinance as it is in the Township's Zoning Ordinance. Julie recommended having the Township's Engineer and Land Planner review the draft.

INSTITUTIONAL ZONING

Tabled

SCENIC ROADWAYS

Julie Von Spreckelsen updated the PC on her search for information on a ranking system. The search has revealed only information on a point system:

1. Distinctive
2. Common
3. Minimal

Julie noted that some systems use an overlay district. These systems define which roads are considered scenic and then explain their attributes.

There was a general discussion about how to use the ranking system in an effort to distinguish between roadways.

Barbara Iacovelli suggested that we be more specific on our guidelines for a scenic roadway. We could add more teeth to the ordinance.

Anne Connolly and Jim Jordan noted that our Township is built out and we don't need all these restrictions that are for the purpose of controlling urban sprawl.

Jim Jordan suggested that the scenic road ordinance could help protect South Concord Road from the multi municipal plan to turn South Concord road into an extension of the 322 bypass and South New Street from additional expansion. These protections represent the best interest for the greater good of the residents of Thornbury Township.

Jim Jordan asked Julie to type the draft ordinance and forward for review by Yerkes and the Township's land planner.

Rob Morris expressed concern about the proposed Scenic Roadway ordinance and stated that he does not want his road changed.

Jim Jordan asked Julie Von Spreckelsen to draft the ordinance for the next meeting.

REPORTS

Board of Supervisors (BOS)

Ed Travis offered a report on recent BOS activity

1. Approval of the Meadowcroft Presbyterian Church Preliminary /Final Plan.
2. Signed a 5 year Winter Services Traffic Agreement which will have the Township plowing Westtown Thornton Road in exchange for compensation from the Commonwealth.
3. Approval of a pay raise for office personnel.

OTHER MATTERS

No other matters were discussed.

ADJOURNMENT

As there was no further business, Jim Jordan made a motion to Adjourn the meeting at 8:44 PM. Anne Connolly seconded the motion. All were in favor. Motion passed

The next meeting of the Planning Commission is scheduled for Monday, October 13, 2008 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary