

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
December 14, 2009**

MINUTES

MEMBERS PRESENT:

Jim Jordan, Chairman
Peter DuFault
Ann Connolly
Arnie Maguire
Barbara Iacovelli

OTHERS PRESENT:

Mike Mayhew, Engineer, Yerkes Associates, Inc.
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: November 9, 2009

Barbara Iacovelli made a motion to approve the draft minutes of the November 9, 2009 PC meeting. The motion was seconded by Peter DuFault. All were in favor. The motion passed.

Review the Preliminary/Final Land Development – Penn Oaks Golf Club

Donald Petrosa, the applicant's attorney noted that we will address the eight comments of Mike Conrad's review letter. Donald Petrosa then introduced Mike Sodl, the applicant's Engineer from Wilkinson Associates. Mike presented a drawing illustrating the area to be expanded. Mike Sodl also submitted a letter addressing all the issues that were outlined from Yerkes review letter.

- **Zoning Comments:**
 1. Main issue is the parking spaces. So will be moving the spaces behind the club house.
 2. The property line between The Penn Oaks Golf Club and the Greens at Penn Oaks Home Owners Association set backs is now shown on the plans.

Mike Hayhew noted that Yerkes would like the plans to show the set back on the plan.

Jim Jordan inquired if Yerkes is satisfied. Mike noted Yerkes is.

3. Steve DeMarco will address the sediments and the erosion issues during a rain event. There is a note on the plan stating just that. That area will for just valet parking.

Mike Mayhew notes that tire scrubbers should be installed

- Subdivision and Land Development Ordinance:
 1. Mike Sodl noted that this issue is still open due to the fact that they submit a Planning Module to DEP and they would like more modification to be presented. We will address the issues when we receive it.
- Storm Water Management:
 1. Mike Sodl noted that we have revised the plans with a note including an inspection and maintenance schedule for the drainage and the stormwater management facilities.
- General Comments:
 1. We will comply
 2. The emergency access drive is a stabilized road. Any tire scrubbers needed we will bring in on Dilworthtown Road.

Mike Mayhew noted that since the access road is in Delaware County, Delco need to be notified of the construction access use.

3. We added notes on the plans to address this issue.
4. We added noted on the plans to address this issue.

Mike Mayhew noted that he would like lighting on the walkway in addition to the striping.

Barbara Iacovelli noted that this is a walkway for people and not a driveway for cars.

Mike Mayhew noted they have the PVC with the reflectors on them that would work well.

Mike Sodl would like the PC to recommend a final land development approval. We would like to go in front of the Board of Supervisors tomorrow night.

Barbara Iacovelli noted she would like to address the Fire Marshall letter.

1. The golf club has agreed to install a Knox box.

2. It has been confirmed that there is more than 20' width. Also the golf club has agreed that the golf carts will not block the emergency access.
3. The Golf Club will be installing a new fire hydrant closer to the club house on or near Augusta Drive.

Barbara Iacovelli made a motion accept Penn Oaks Glof Club Plan as revised 12-14-09 with the condition they do complete the comments of Mike Conrad's letter dated 12-09-09 and also the topics of safety we discuss tonight.

Peter Dufault noted that he would like added: That they address any comments that Mike Concrad may rise as result of the revised plan.

Barbara Iacovelli made a motion to accept Penn Oaks Glof Club Plan as revised 12-14-09 with the condition apon Mike Conrads acceptance and appoval of the revised plan. Seconded by Peter DuFault as amended. All were in Favor.

OTHER MATTERS

Ann Connolly noted that the Planning Commission worked very hard on the Waln Run Park Plan and has concerns about the grant monies.

Jim Jordan noted that the property was purchased as an investment property.

David Smyth inquired who said that the Waln Run Park was bought as an investment property.

Jim Jordan noted that it was Tom Spackman.

Barbara Iacovelli noted that Tom Spackman wasn't the person who purchased the property.

REPORTS

Ed Travis noted that Cheyney University is building a new Science Center. We are trying to figure out if they need to apply for permits through the Township or through L & I.

Jim Jordan inquired on how much this is costing the tax payers.

Peter DuFault noted that state owned buildings are exempt from local building codes in some states.

Ed Travis noted that our solicitor is following up on the matter.

Dave Smyth inquired about a tax deferred for the bridge at Waln Run Park.

Ann Connolly noted that Cheyney University is building a new Science Center but have been dragging their feet on building a salt shed that would be beneficial to both the University and the Township.

ADJOURNMENT

Jim Jordan motioned to adjourn the meeting at 7:50 PM. Peter DuFault seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday January 11, 2010 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary