

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
September 12, 2011**

MINUTES

MEMBERS PRESENT:

Brooks Durham, Chairman
Peter DuFault, Vice Chairman
Jim Jordan
Rich MacLaughlin
Barbara Iacovelli

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary

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:

- **August 8, 2011**

Jim Jordan made a motion to approve the draft minutes of the August 8, 2011 PC meeting, with the amended change. Peter DuFault seconded the motion. Jim Jordan, Brooks Durham, Barbara Iacovelli and Rich MacLaughlin were in favor. Barbara Iacovelli abstained due to absent. Motion carried.

1. Institutional Zoning and Permitted, Conditional and Special Exemptions.

Brooks noted that he and Rich MacLaughlin have been going over other Townships ordinances. The Commission has a brief discussion on the intent, definition and the permitted uses for the ordinance.

Barbara Iacovelli noted that once you set the uses you can just outline the rest of the document. Barbara suggested that intent needs to be narrowed and the definition should be last.

Rich MacLaughlin noted that under the definition was the Definition of Institutional Zoning not of terms.

Brooks Durham wanted to see if the commission is in agreement with what we have already.

The commission all agreed.

The group went over the items listed under the definitions and Barbara suggested that we be real specific in the permitted uses and under Conditional uses and Special Exemption you list as none.

Rich MacLaughlin asked if the Board directed the Commission to do this.

Barbara Iacovelli noted that the Commission needs to put the upfront part, the uses and define them then submitted the draft to Mike Conrad to put in the dimensions, lighting and density.

Barbara asked when the commission was doing the Comprehensive Plan what made you have an institutional Zoning.

Peter DuFault stated that at the time the Planning Commission was preparing the Comprehensive Plan, there was the possibility of Cheyney being sold. The Township wanted to keep that area in its present or similar use and did not want another PRD in the Township. Because Thornbury Township Delco had an Institutional Zone, the thought was to utilize some aspects of their ordinance. With all the new construction that Cheyney is doing now, he felt the Planning Commission might just be spinning its wheels. He suggested we give the Board a draft and see what they then wanted from the Planning Commission.

The final discussion was to keep the draft simple, just one page; also it can be presented to Mike Conrad for review.

ADJOURNMENT

As there was no further business, Jim Jordan motioned to adjourn the meeting at 7:45 PM. Barbara Iacovelli seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday November 14, 2011 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary