

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
March 9, 2009**

MINUTES

MEMBERS PRESENT:

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

OTHERS PRESENT:

Stacey Fuller, Solicitor
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: January 12, 2009

Barbara Iacovelli made a motion to approve the draft minutes of the January 12, 2009 PC meeting, with the suggested change:

Addition – add Stacey Fuller, Solicitor for Planning Commission from Gawthrop Greenwood.

Jim Jordan seconded the motion. All were in favor. Motion carried.

RIPARIAN BUFFER

Jim Jordan reviewed recent Planning Commission activity in regards to the proposed Riparian Buffer ordinance.

The PC reviewed the December minutes and the following changes were made:

1. Replace “waterway” with “watercourse.”
2. The “minimum” was deleted from the phrase 25 feet from the top of the water bank.
3. This ordinance is to be adopted as a stand alone ordinance.
4. Delete the comment from Barbara Iacovelli suggesting that agricultural use would be better as conditional use, since we lump the two zones together.
5. Delete the comment from Peter DuFault that that under “uses permitted by conditional uses”, it talks about mitigation. Julie noted that mitigation means to lessen the impact.
6. Page 2- delete as follows: Riparian Buffers are an essential tool for growing communities that want to protect water quality and are one of several components of good zoning and development standards. To be most effective, they should be complemented by a good

storm water control ordinance, strong enforcement of erosion and sedimentation laws, zoning that prevents sprawl, tree protection rules, and other tools. Together, these components will allow communities to grow while protecting water and air quality.

7. Page 6, Width - delete (a) Zone One and (b) Zone Two.
8. Page 7 - change 1 to A (a) – (f) to 1-6 and 2 to B, (a) to 1 and 1 and 2 to A and B.
9. Page 8 - delete 3 and 4 and all of Zone Two.
10. Under (2) - Uses permitted by conditional use change (a) to 4 and delete the rest.

Barbara Iacovelli expressed concern that bridges are addressed in other ordinances and this deletion may create a problem.

11. Under (2) - Uses permitted by conditional use (c) and (d) can stay, (e) leave for now, we will revisit.

Barbara Iacovelli inquired about “Uses permitted by conditional use,” Chapter 102.4(a) of Title 25.

Stacey Fuller noted that she will investigate.

Ann Connolly suggested deleting “passive use” because we allow it and replacing passive use with “active recreation.”

Stacey Fuller - A, 4 (d) Passive areas of public and private parklands. What does parkland mean?

Barbara noted that the intent was open space, community owned property instead of open back yards.

Barbara Iacovelli suggested that we just eliminate the word naturalized from (g).

Jim Jordan suggested just make it storm water management facilities, and delete the rest.

Jim Jordan requested Stacey Fuller amend the Riparian Buffer Ordinance with all of the suggested changes and email it to the Township Secretary in advance of the next meeting for distribution to the members for their review.

OTHER MATTERS

Jim Jordan briefed the commission members on a workshop titled Municipal Applications of GIS: Planning Technologies. The workshop is scheduled for Friday, April 17, 2009 from 8:30 to 1:30 with a cost of \$15.00 per person. If anyone is interested, call 610-436-2746 to register.

Jim Jordan also noted that Ed Travis has prepared Planning Commission guidelines.

Pete DuFault noted that the guidelines were not on the agenda and therefore he is not prepared to discuss the issue this evening.

The issue was tabled until the next planning commission meeting.

REPORTS

Board of Supervisors (BOS)

Ed Travis offered a report on recent BOS activity

1. The BOS recently approved escrow release # 1 for the Meadowcroft Presbyterian Church in the amount of \$88,578.15.
2. The BOS conducted a hearing for an ordinance amendment for Chapter 105 Sewers, Article 5, Pre-Treatment Standards & Regulations for Industrial Waste Water Discharges. The ordinance amendment was approved.
3. The BOS approved the submission of two grant applications for sewer infrastructure in Thornbury Estates and the College Hill Drive areas of the Township.

Jim Jordan noted that he was not aware of the grant applications. He was concerned that the Board did not want the Planning Commission's input in regards to the grants.

Ed Travis noted that the BOS had the input of our engineers.

Jim Jordan inquired about funding for the projects.

Ed noted that the funding would come from private sources.

Peter DuFault inquired about connection fees.

Ed noted that the final costs will depend on the amount of the grants received.

Ann Connolly noted that the grant applications cover 2/3's of the project costs, leaving 1.3 million dollars to be covered by other sources.

Ed Travis noted that the Township has submitted an earmark request for the balance of the funding; both state and federal grant applications have been submitted.

ADJOURNMENT

As there was no further business, Barbara Iacovelli motioned to adjourn the meeting at 9:25 PM. Pete DuFault seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday April 13, 2009 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary