

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
March 8, 2010**

MINUTES

MEMBERS PRESENT:

Brooks Durham, Chairman
Peter DuFault
Arnie Maguire
Jim Jordan
Barbara Iacovelli
Steve Zippi
Patrick Karnick

OTHERS PRESENT:

Patrick McKenna, Solicitor
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: January 11, 2010

Barbara Iacovelli made a motion to approve the draft minutes of the January 11, 2010 PC meeting, with the amended changes. Peter DuFault seconded the motion. Barbara Iacovelli, Jim Jordan, Peter DuFault and Brooks Durham and Jim Jordan were in favor. Steve Zippi abstained. Motion carried.

Public Presentation of changes to the Comprehensive Plan relating to the Historic Resources section

Brooks open the meeting to the public if they had any comments on the Comprehensive Plan before we begin.

Ray Ott noted that he came tonight with copies and a map for review.

Jim Jordan suggested that we hear the presentation and then we can comment.

Ray Ott from Ott Associate noted that he did the original Comprehensive Plan years ago. Now that the Township has recently done a Historic Resource Survey we need to have the Comprehensive Plan updated to recognize the survey changes.

Tonight we are here to adopt the amended changes to the Comprehensive Plan. That process has the Planning Commission recommending to the Board of Supervisors and then The Board of Supervisors having a public hearing.

Ray Ott noted that under Goals and Objectives just the wording was changed. Also under Cultural and Historic Resources there is a section for the 2009 Township Historic Resource Survey. Then under Plan for Protection of Historic Resources we added changes to Map 7C and under Historic and Scenic Resources.

Jim Jordan noted that he was involved in the original Comprehensive Plan and he notice that there is a section of South Concord Road called the Hollow that is not recognized as historic. The Board of Supervisor recognized that section as scenic. That stretch of road is a historic treasure to the residents. Jim noted that the map should reflect that road.

Ray Ott noted that area is outline and is included, but we are here tonight for the historic changes and not the scenic.

Chris Lang noted this is the fourth phase of the project.

Brooks Durham commented that the Squire Cheney property is now on the National Registry: and asked if it is part of this change.

Jane Dorchester noted that it is not but that the change can be added in without having to re-advertise.

After a discussion with Ray Ott and Jane Dorchester the map and the text will be updated.

Karin Crooks inquired what it means in terms of benefits or restriction if your home is on the National Registry.

Ray Ott noted none.

Jim Jordan inquired is there any protection offered to the homeowner of an historic home owner for noise ordinances.

Jeannine Speirs from the Chester County Planning Commission noted that the changes are stated and approved and I quote "From a VPP grant perspective, the implementation strategy can be changed to 'high priority' and an 'ongoing timeframe' as the recent acceptance of the property for listing on the National Register of Historic Places creates a different priority and timeframe for implementation than when the plan was submitted for VPP grant review. Note the Township should consult its solicitor to determine whether this change at this point in the process has any MPC review implications".

Barbara Iacovelli motion to approve the draft of the Comprehensive Plan for the Historic Resource Section with the amend changes from tonight. Peter DuFault seconded. All were in favor. Motion carried.

Review Sketch Plan for Parcel # 66-1-1, Joan Brinton Johnson and Karin J. Crooks.

Applicant Karin Crooks and James Fritsch, P.E. from Register Associates, Inc. were present to respond to comments about the driveways and the possible confusion.

Karin Crooks wanted to give a little history of the property and the fact that it has been in our family since 1864. The house was built in 1953. Her mother also was the architect for the house. In 1984 her parents filed for a sub-division.

Karin Crooks noted that she wanted to keep the feeling of the land and keep the existing driveway, also she would like that the three lots would have a beautiful view. Karin Crooks also noted that the houses have to be where they are due to the set backs.

Peter DuFault inquired why the set back was so much on lot one and not two and three.

James Fritsch noted that your ordinance requires a 250' set back from the building line.

Brooks Durham noted that all we are here for tonight is for the driveways.

James Fritsch noted that we just wanted confirmation from the solicitor that we can keep the existing driveway. As of two we are keeping the three lots the same with the existing driveways.

Peter DuFault inquired if on the plan it will be noted that the three lots will have to share in the maintenance of the driveways.

James Fritsch noted that it will be a recorded document.

Patrick McKenna noted that the Planning Commission can request a condition of approval stated on the plans.

James Fritsch noted that in the Township's sub division section 115-43, based on the ordinance can we keep the driveway serving the main house without any waivers.

Patrick McKenna noted yes, but the Township Board of Supervisors solicitor may have question.

James Fritsch noted that we will proceed forward with the plans as noted that Lot #2 has the right when they chose to tie into the main driveway at a later date.

Barbara Iacovelli noted that the maintenance agreement should also be noted on the plans.

OTHER MATTERS

Brooks Durham inquired where the Riparian Buffer ordinance stands now.

Jim Jordan noted that it is in front of the Board of Supervisors.

Brody Bovero noted that Cheyney University will be submitting plans for a new science building.

Ed Travis notes that Presby Homes pulled out of the Crebilly Farm.

REPORTS

Board of Supervisors (BOS)

No report

ADJOURNMENT

As there was no further business, Jim Jordan motioned to adjourn the meeting at 8:35 PM. Barbara Iacovelli seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday April 12, 2010 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary