

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
March 14, 2011**

MINUTES

MEMBERS PRESENT:

Brooks Durham, Chairman
Peter DuFault, Vice Chairman
Jim Jordan
Pat Karnick
Chris McCune
Rich MacLaughlin

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary
Brody Bovero, Township Manager

CALL TO ORDER:

Brooks Durham called the meeting of the Planning Commission (PC) to order at 7:04 PM in the Township meeting room and led the Pledge of Allegiance.

APPROVAL OF MINUTES:

• **February 14, 2011**

Chris McCune made a motion to approve the draft minutes of the February 14, 2011 PC meeting. Peter DuFault seconded the motion. Brooks Durham, Peter DuFault, Pat Karnick, Rich MacLaughlin and Chris McCune were in favor. Jim Jordan abstained. Motion carried.

SQUIRE CHEYNEY PARK IMPROVEMENTS

Brody noted that after meeting with the Parks & Recreation Commission, Planning Commission, Historic Preservation Commission, and the Board of Supervisors at last month meetings here are the updated plans for Squire Cheyney Park.

After receiving input at these meetings, the following changes were made to the plan:

- The driveway widening was shortened to extend only 200 ft into the property. The extension of the driveway to the house and barn is now part of phase 2.

- The parking area on the farm property was relocated closer to the entrance on Cheyney Road. Phase 2 still proposes a parking area near the pavilion location.
- The trail segments located on the far side of the stream were eliminated from phase 1. They are still proposed as part of phase 2.
- The trail segment along the southern property line was given a meandering pattern.
- The seating areas are the same.

Scott Hattersley – 1400 East Street Road, West Chester, PA 19382 inquired about the parking surface.

Brody noted that it will be 50% pervious and 50% impervious. Brody also went over the old plans since Mr. Hattersley wasn't at the last meeting.

Brody Bovero noted that he is requesting a letter of Support from the Planning Commission.

Jim Jordan inquired as to the source the grant money.

Brody Bovero gave a breakdown of the funding sources.

1. Chester County: The grant application was submitted on February 25, 2011 and the Township is required to contribute a minimum of 10% of the project cost from its own funds.
2. DCNR: the grant application is due April 20, 2011.
3. Township Open Space Fund: A minimum so far of \$42,324 if the county grant is received.
4. Orleans: The homebuilder will construct the connecting trail along the HOA property and the frontage of Ann's Parcel.

Targeted Funding Scenario – Total Project Cost: \$423,231

Chester County: \$211,615

DCNR: \$168,000

Thornbury Township: \$43,616

Scott Hattersley inquired about the time line of the project.

Peter DuFault wanted to know the status of the connection of the two segments of the trail across the Macpherson driveway.

Brody Bovero noted that the grant are announce in late fall. The Township will start the construction bid process by April 2012.

Scott Hattersley inquired about how close the trail would be to his property since he has a pond near there.

Rich McLaughlin inquired about liability to the Township with the pond being so close.

Jim Jordan stated the township does not have any liability.

The discussion continued with the plans about connecting the trail on Westtown Township side; also on the grant funding. The size of the area was considered also.

Brody Bovero noted that they will be meeting with the Soil Conservation District to see what is required before we build.

Pat Karnick noted that it's a lot of money for something that the water is just going to take care of itself.

Body Bovero would like the Planning Commission to vote on to either support the project or not.

Jim Jordan inquired about who is writing the grant applicants for the Township.

On a motion by Chris McCune, seconded by Rich MacLaughlin, the Planning Commission Chairman was authorized to send a letter of support and suggesting that a proper easement be obtained to connect the two segments of the trail by a vote of 5-1 (Jordan opposed).

Jim Jordan wanted to explain why he is opposed; he feels in this economy it's a bad time for the Township to ask for money from the State. Jim noted that he is in favor of the walking trail and improvements for the Township, but not at this time.

UPDATE ON RECOMMENDED RIPARIAN BUFFER ORDINANCE

Brooks wanted to review the status of the Riparian Buffer. It kept getting tabled and we finally finished it in December 2009. What needs to happen is we have to officially present it to the Board of Supervisors for review. There were two changes after I reviewed the minutes, they were made and I will be sending a letter to the Chairman for the Boards approval.

Rich MacLaughlin noted that there are two comments that don't compare with the Chester County Watersheds document. Brody stated any suggested changes should be addressed to the Supervisors.

Ed Travis noted that whatever ordinance you submit should be consistent with Watersheds.

Brooks noted that he will draft a letter so we can send it out to the Board for next month.

OTHER MATTERS

Rich MacLaughlin noted that we are past due on the review period for the Comprehensive Plan (3 years). He recommended the review period be increased to 10-15 years.

Ed Travis noted when we get our census data we can look at the Comprehensive Plan.

Rich MacLaughlin also was concerned about our ordinance 115-63, (Driveway construction within right-of-way) which requires tree paint be used for damage trees and/or their roots. This is no longer the correct remedy for damage trees. He asked how we address a resident's concern to amend our ordinances. Brody recommend an email be sent to him with any suggested changes.

Jim Jordan wanted to thank the Board for implementing an education process with regard to planting and buffer areas in the Township.

ADJOURNMENT

As there was no further business, Brooks Durham motioned to adjourn the meeting at 8:15 PM. Chris McCune seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday April 11, 2011 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary