

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
January 9, 2006**

MINUTES

MEMBERS PRESENT:

Jim Jordan, Acting Chairman
Anne Connolly
Peter DuFault
Brooks Durham
Libby Murach
Steve Zippi

OTHERS PRESENT:

Mahlon Rossiter, Township Manager
Percy Neall, Supervisor
John Rendemonti, BOS Liaison
Jane Seelaus, Recording Secretary

CALL TO ORDER

Jim Jordan called the meeting of the Planning Commission (PC) to order at 7:00 PM in the Township Board Room and led the Pledge of Allegiance.

INTRODUCTION OF NEW MEMBERS

Mr. Jordan welcomed newly appointed PC members Anne Connolly and Steve Zippi.

APPROVAL OF MINUTES OF DECEMBER 12, 2005 MEETING

A motion was made by Brooks Durham, seconded by Jim Jordan, to approve the draft minutes of the December 12, 2005 PC meeting. The motion carried by unanimous vote.

ELECTION OF OFFICERS

Libby Murach nominated Jim Jordan for Chairman of the PC. Brooks Durham seconded the nomination. The nomination passed, with Mr. Jordan abstaining.

Ms. Murach then nominated Mr. Durham for Vice Chairman. Mr. Jordan seconded the nomination, which passed by unanimous vote.

Mr. DuFault joined the meeting at this time.

TRAFFIC LIGHT AT ROUTE 926 AND S. WESTBOURNE ROAD

Mr. Jordan stated that Ms. Connolly had suggested that the PC discuss adding a traffic light at Route 926 and S. Westbourne Road, in part because that intersection is now the primary exit for school buses. Mr. Rossiter commented that since Route 926 is a state road we would have to request that PennDOT conduct a traffic study, and noted that because this is a joint intersection with Westtown Township, funding for a light would ideally be shared.

Mr. Jordan inquired whether it would be appropriate to ask Moser Builders to pay for a traffic study by the Township's traffic consultant, Caruolo Associates, in light of the twenty additional homes to be built in the Allen Tract development off S. Westbourne

Road, and asked John Rendemonti if this could be raised at the January 17 Board of Supervisors meeting at which Moser Builders would be present. Mr. Rendemonti responded that twenty homes would likely not create a significant traffic impact, and Mr. DuFault added that since the PC had missed the opportunity to raise this issue when the Allan project was before it, it would be inappropriate for the PC to ask the developer to fund a traffic study now.

After discussion of whether the PC should look at any additional intersections from a township safety perspective, Mr. Jordan suggested that the subject of traffic impact studies be revisited when the PC members' Comprehensive Plan assignments are made. Ms. Murach suggested getting input from the Chester County Planning Commission.

REVISED WALKING TRAIL SYSTEM

Mr. Jordan directed the PC's attention to Map #4C in the Thornbury Township Comprehensive Plan, entitled "Bicycle Routes & Trails," which demonstrates the planning objective of creating a township-wide network of walking and biking trails. It was noted that Brandywine at Thornbury has an existing mulch walking trail, but any connection between township land west and east of US 202 would have to wait until a pedestrian overpass is created in the future.

For the center portion of the township, Mr. Jordan proposed connecting Penn Oaks with Goose Creek Park by adding bike/walking lanes to the existing roadways of William Penn Boulevard, Old Bailey Lane and Westbourne Road (the Westbourne Road portion is already shown as a bike path on the map.) There was lengthy discussion of how to create the path along the segment of S. Concord Road between Old Bailey and Westbourne, which also already appears as a bike path on the map. It was suggested that State Representative Steve Barrar, an avid cyclist, might be able to assist in securing County funds to assist with this project. Ms. Murach proposed getting assistance from an engineering student from West Chester University's land planning program. Before revising the map to show bike/walking paths on William Penn and Old Bailey, Mr. Rendemonti suggested that the PC have a public meeting, with presentations by the Township's land planning and traffic consultants, and an invitation extended to Mr. Barrar. This topic will be placed on the agenda for the February 13, 2006 PC meeting. Ms. Murach also stated that she had spoken with Jake Michael, an open space planner with the Chester County Planning Commission, who would also be willing to discuss this matter with us in the future.

Mr. Durham stated that a goal of the Park and Recreation Commission was to create a connection between the Waln Run and Goose Creek Parks. Mr. Jordan informed the PC that when it made a concession to Mr. Moser to move the walking trail from the southeastern side of the Allan Tract (where it appears on the map and would have connected with Waln Run Park) to the northwestern border along S. Westbourne Road (shown as a bike trail on the map) it neglected to specify that the segment along the northeastern edge of the Allan Tract would still be required to connect the trail with Waln Run Park. This area is within the open space portion of the proposed development. Mr.

Durham made a motion, seconded by Ms. Connolly, that the Chairman write a letter to the Board of Supervisors requesting an easement from Moser Builders along the northeast border to provide access to Waln Run Park, in light of the concession made to accommodate the builder's wish to move the walking trail from the southeast to the northwest side of the property. Mr. DuFault stated that it was inappropriate in his view for the PC to impose a condition on the developer after having given him approval. The motion passed, with Mr. DuFault opposed.

2006 GOALS AND COMPREHENSIVE PLAN ASSIGNMENTS

Mr. Jordan proposed that the PC take advantage of the downtime between building projects to systematically review township ordinances and address goals put forth in the Comprehensive Plan. He suggested that rather than having PC members attempt to do the writing, they conduct research and identify what we hope to accomplish, and have the experts (land planner, engineer and attorney) do the actual writing. Mr. Rendemonti suggested contacting the Pennsylvania State Association of Township Supervisors (PSATS) to get copies of other townships' ordinances as part of the research process. Mr. Jordan asked PC members to share their ideas with him, and before the next PC meeting he will make the initial assignments.

OTHER BUSINESS

Mr. Zippi volunteered to represent Thornbury Township as liaison to the West Chester Regional Planning Commission and attend its monthly meetings.

Jane Seelaus asked that all PC members who are interested in attending the PSATS Winter Planners Seminar on Saturday, February 18 let her know so she can process their registrations.

Ms. Murach suggested rearranging the Board Room furniture to provide improved access to the emergency exit.

ADJOURNMENT

As there was no further business, Mr. Jordan adjourned the meeting at 8:25 PM. The next General Meeting of the Planning Commission will be held at the Township Building on Monday, February 13, 2006 at 7:00 PM.

Respectfully submitted,

Jane Seelaus
Recording Secretary