

**THORNBURY TOWNSHIP, CHESTER COUNTY**  
**BOARD OF SUPERVISORS**  
**Work Session**

**MINUTES September 7, 2010**

The Thornbury Township Board of Supervisors Work Session meeting was called to order at 6:10 p.m. in the Thornbury Township meeting room. In attendance were Supervisors: Mike Gast, Chairman; Robert Miller, Vice-Chairman, Ed Travis and Bob Anthony, Board member. Also in attendance were Brody Bovero, Township Manager; Teresa DeStefano, Township Secretary.

**I. MANAGER'S REPORT**

**Land Development and Subdivisions**

Construction on the left turn lane at Street Road and Caleb Drive has begun. There are a few issues but they should be resolved shortly.

Sage Hill – The Township received a request for final escrow release. We are currently reviewing it.

Cheyney University – The County review letter was received this week. The Township review process will proceed with this application appearing before the Planning Commission in October.

**Road Maintenance**

Most of the scheduled road patching for 2010 is complete. Some crack sealing will occur, however, this fall.

Birmingham Townships agreed that Birmingham will provide winter maintenance to the intersection of Route 202 and Penn Oaks Drive and the portions of Penn Oaks Drive that are in Birmingham Township. Coordination of salting and plowing will occur between the two township's roadmasters.

**Grants & Financial Relief**

The Township received the 2010 Winter Storm Relief money the federal government. The total relief, \$30,810.90, will be used to offset the cost of last winter's road maintenance.

**II. DISCUSSION ITEMS**

**A. Institutional Zoning District – Discussion on permitted uses**

Brody Bovero noted that the Planning Commission is working on an Institutional Zoning District as outlined in the Comprehensive Plan. This district will be located in the area now occupied by Cheyney University.

Currently the Planning Commission is considering the following uses in the Institutional Zoning District:

1. Schools
2. Churches
3. Hospitals
4. Institutional Facilities

Consideration of these facilities can be very controversial. There needs to be some discussions between the Planning Commission and the Board of Supervisors before the Planning Commission can move forward.

Mike Gast inquired if this list is an appropriate list before we moved forward. Mike suggested if Ed Travis had any input.

Ed Travis noted he suggested that the Planning Commission find uses that are not housing requirements. The items they came up with were Medical Facilities.

The discussion continued with suggestions and ideas. The Board continued with other suggestions that would be suitable for our Township.

Mike Gast inquired how the ordinance compares to Thornbury Township, Delaware County.

Bob Miller inquired if we are doing this because we are at risk.

Ron Miller suggested making it as an overlay district. Ron Miller also suggested from a legal stand point the Township may be viewed as practicing exclusionary zoning.

Linda Mathiasen inquired if the hoses on the campus are historical.

Mike Conrad noted that with all the work they are doing at Cheyney, they aren't going anywhere in the future. So with that you can adjust the ordinance to what the Township would like to see there.

Mike Gast noted that the Planning Commission should just continue with what they are doing and bring there recommendation to the Board.

**B. Bid Results for Salt Shed and Parking Expansion at Town Center**

- a. **Parking Lot Options**
- b. **Salt Shed Options**

Brody Bovero gave an overview of the bid results for the salt shed and parking expansion.

The discussion continued with the different options and materials.

Tom Spackman noted that the Town Center needs the additional parking spaces for the Restaurant there.

Ron Miller noted that he doesn't see a need for the 24 spaces, 17 spaces are sufficient. His concern is why the Township is proposing to build a salt shed since we can use Cheyney. Ron hopes the Township takes in consideration the neighbors for the sight of the building & the noise. Also the cost is a concern.

Linda Mathiasen also noted that she is not in favor of a salt shed at the Town Center.

Ken Kazanjian noted that he isn't in favor of the salt shed at the Town Center. It would make the area very industrial.

**C. Recommendation from Park Plan Revision Task Force**

Brody Bovero gave a full review of the existing plans including:

1. A review of the planned improvements at Waln Run Park.
2. A site visit of Waln Run Park to visualize planned improvements and/or alternatives
3. A review of the planned improvements at Squire Cheyney Park.
4. A site visit of Squire Cheyney Park to visualize planned improvements and/or alternatives.
5. A review of the existing grant funds.
6. A review of the Squire Cheyney & Waln Run Parks Master Plan.
7. A review of public input received from Board of Supervisor meetings.

The Task Force then review priorities that were based on public input at a Board meeting, also from site visits & review of plans. The Park Priorities are as follows:

1. New improvements at Squire Cheyney
2. New improvements at Waln Run Park

### 3. New improvements at Goose Creek Park

Brody Bovero noted that the task force improvements are already what is in the Parks Master Plan as follows:

Squire Cheyney Park: 1. Trail, similar to master plan layout

2. Parking area
3. Benches on trail
4. Historic interpretive feature
5. Gazebo or kiosk (possibly incorporating historical feature)

Waln Run Park:

1<sup>st</sup> Phase: Mowed trail and natural meadow (existing)

1. Crushed stone trail connecting Sage Hill to Echo Hill (includes bridge)
2. Bridge over Waln Run
3. Gravel driveway & parking

2<sup>nd</sup> Phase:

4. Secondary loop trail
5. Paved parking area
6. Benches on trails

Goose Creek Park:

Future improvements should focus on recreation.

Mike Gast noted that the task force came up with a good plan so far.

The discussion continues on the grant monies that were received and awarded to the Township. The Board needs to make a decision by the end of the month since the grant deadline is approaching.

Brody Bovero noted that he will meet with DCNR next week and bring back ideas how to move forward with these projects.

**III. OTHER MATTERS**

None raised

**IV. ADJOURNMENT**

As there was no further business, the meeting was adjourned at 8:50 pm

Respectfully Submitted,

Teresa DeStefano