

**THORNBURY TOWNSHIP, CHESTER COUNTY  
PLANNING COMMISSION  
GENERAL MEETING  
December 9, 2013**

**MINUTES**

**MEMBERS PRESENT:**

Jim Jordan, Chairman  
Brook Durham  
Ryan Estrata  
John Connors  
Tim Boswell

**OTHERS PRESENT:**

Teresa DeStefano, Recording Secretary

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Jim Jordan made a motion to approve the draft minutes of the September 9, 2013 PC meeting as amended. Tim Boswell seconded the motion. All were in favor. Motion carried.

**AGENDA ITEM:**

**1. Review Final Plan, Waln Run Park Sub Division**

Mike Conrad gave a brief description for the Waln Run Park parcel, two parcels are involved the Township owned parcel which is approximately 12 acres and the other parcel the Allen parcel which is approximately 11 acres. The parcel contains a stormwater easement and with the sale of the parcel they will combined the easement. The parcel is located in Agricultural/Residential zoning district.

Mike Conrad noted that The Planning Module exemption has been submitted to DEP; also there was soil testing done on lot for potential septic system on lot ones and submitted to the Chester County Health Department. There was no testing done on the Northern parcel, and that will remain as open space. The pond easement will be combined with the existing Township park parcel. When combined the overall park parcel will be sub divided into two lots with the southern half of the parcel which contains the pond as well as providing a 50' wide access easement to the northern half of lot two. Lot two contains wetlands, floodplain and wooded areas.

Tim Boswell inquired where the location of the parcel is in the Township.

Mike Conrad continued with saying that zoning relief will be needed for further development. He noted that the northern half was all open property when the Township first purchased it, but the field is now full of mature trees. The Township maintains the field with mowing a walking trail.

John Connors inquired if the parcel is treated as open space, since it would be difficult to use it for anything other than open domain.

Brody Bovero noted that it wasn't dedicated as open space; it was given to the Township as open space. The Township purchased it with cash and the money wasn't earmark for any purpose.

Jim Jordan noted that previous the Township was going to develop this area as a park and connect the Sage Hill development to the park with a bridge but the cost just went to high.

Jim Jordan mentioned that the Board of Supervisors asked that the Planning Commission recommend this parcel for a sub division.

Mike Conrad continued with saying that Chester County Planning Commission noted that this project is located within the Suburban Landscape designation of Landscapes 2, the 2009 County Comprehensive Plan. The location of the sub division is consistent with the guidelines of the Suburban Landscape.

Jim Jordan inquired how the Township applied for a Planning Module exemption.

Mike Conrad said that the lot area is more than 1 acre and is suitable for sewage disposal.

Mike Conrad also mentioned that this parcel will be sold as residential.

The discussion continued with reviewing all the material and guidelines and what conditions are needed to follow.

**Jim Jordan motioned to recommend the Approval for the Waln Run Park subdivision to the Board of Supervisors, with all the conditions begin met. Brooks Durham seconded the motion. All were in favor. Motion carried.**

## **ADJOURNMENT**

As there was no further business, Jim Jordan motioned to adjourn the meeting at 7:40 PM. Brooks Durham seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday January 13, 2014 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,  
Teresa DeStefano  
Recording Secretary