

**THORNBURY TOWNSHIP, CHESTER COUNTY  
PLANNING COMMISSION  
GENERAL MEETING  
December 12, 2016**

**MINUTES**

**MEMBERS PRESENT:**

Ryan Estrata, Chairman  
Terry Donohue, Vice Chairman  
Dave Black  
Tony Priestley  
Dimitary Belokopyty  
Mike Aiello

**OTHERS PRESENT:**

Kathy Labrum, Solicitor  
Teresa DeStefano, Recording Secretary  
Mike Conrad, Yerkes Engineering

**CALL TO ORDER:**

Ryan Estrata 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:**

- **July 11, 2016**

Ryan Estrada made a motion to approve the draft minutes of the July 11, 2016 PC meeting. Terry Donohue seconded the motion. All were in favor. Motion carried.

**AGENDA ITEM:**

- Megill Homes- Rokeby Farms, Preliminary Plan, 4 lot Subdivision, 1300 S. Concord Road (expiration December 21, 2016)
  - Members Comments
  - HPC Review Distributed
  - Public Comment
  - Extension Request

Chuck Dobson, PE from Inland Design reviewed the 4 lot plans for Rokeby Farms, 4 lot Subdivision for Megill Homes. Chuck Dobson gave a brief update on the plans. Chuck noted that they were in front of the Zoning Hearing Board and where denied the variance. The plan tonight is similar to the first plan with a small change to the common driveway. This plan also proposes public water coming into the site.

Chuck Dobson, applicants Engineer noted that Mike Conrad didn't have a review letter at this time, but Mike Conrad did comment on the revised plan.

Chuck Dobson, applicants Engineer addressed three comments on Dave Smiley's review letter dated December 12, 2016:

1. Comment #1 - we would comply
2. Comment #2 – we would comply
3. Comment #3 – we would comply

Ryan Estrada noted that with the review of the HPC comments and the waiting for the review letter from Mike Conrad we can meet next month and then consider moving forward to the Board of Supervisor.

Wayne Megill will grant the extension letter and hope to be able to move forward in January.

- Draft Floodplain Ordinance Review
  - Members Comments

Kathy Labrum noted that she has reviewed the draft ordinance and has made a few changes for the Commission to review and if you have any question just email me.

Mike Conrad noted that FEMA is updating the flood plain insurance maps. The County is stressing that all townships have to address the changes to their ordinance.

Judy Lizza noted that Mike Conrad and Kathy Labrum both reviewed the ordinance and very few changes have been made.

### **OTHER MATTERS:**

### **ADJOURNMENT**

As there was no further business, Ryan Estrata motioned to adjourn the meeting at 8:00 PM. Mike Aiello seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday January 9, 2017 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano  
Recording Secretary