

**THORNBURY TOWNSHIP, CHESTER COUNTY  
PLANNING COMMISSION  
GENERAL MEETING  
April 12, 2021**

**MINUTES**

**MEMBERS PRESENT:**

Matt Ricketts  
Terry Donohue  
David Black  
Dimitry Belokopyty  
Karen Greim  
Mike Aiello

**OTHERS PRESENT:**

Kathy Labrum, Township Solicitor  
Teresa Destefano, Township Secretary  
Judy Lizza, Township Manager  
Mike Conrad, Township Engineer

**CALL TO ORDER:**

Matt Ricketts called the meeting of the Planning Commission (PC) to order at 7:00 PM via zoom and led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

- **January 11, 2021**

Dave Black made a motion to approve the minutes of the January 11, 2021. Mike Aiello seconded the motion. All were in favor. Motion carried.

**Agenda Item:**

- Sketch Plan Submission Acciavatti Properties
  - Members Comments
  - Yerkes review
  - Public Comment

Lee Stivale and Rich Acciavatti presented the sketch plan for a community for 55+. This would be an overlay concept which needs commercial nearby, cluster housing, public water/sewer, and over ten acres. This site has 11 acres, proposing 25 dwelling units, 9% building coverage, 15% total coverage, private road, private trash. The units would be leased.

Rich Acciavatti mention that about a year and a half ago and presented this plan. He has implemented some of the suggestions and wants to build a community for independent living older adults. Stick construction as a gated community. Rentals would be over \$2000 per month. The community would be living space without any communal living. All independent living. Would allow dogs and cats.

The Commissioners discussed the lack of sidewalks, the need for more parking, concerns with the traffic on Route 926 and the ability to walk to the shopping center(s).

Mike Conrad had concerns about the parking, setbacks to the Commercial District and 926, perhaps increase the island to create a green as a small pocket park, create trails/sidewalk system, landscaping, and distance between dwellings.

There was no public in attendance. The applicant will take the comments and return next month.

**OTHER MATTERS:**

- Thornbury Township Subdivision and Land Development Ordinance Update

Judy Lizza noted that on the last Wednesday of each month the Planning Commission will continue to work on the Subdivision and Land Development Ordinance Update.

**ADJOURNMENT**

As there was no further business, Dave Black motioned to adjourn the meeting at 8:40 PM. Terry Donohue seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday, May 10, 2021 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

  
Teresa Destefano  
Township Secretary