

**Thornbury Township
Planning Commission Minutes
April 11, 2022**

The April meeting of the Thornbury Township Planning Commission was held on April 11, 2022, at 7:00 PM in the Thornbury Township Building located at 800 E Street Road, West Chester PA, 19382. A public notice was published in the Daily Local News on January 2022.

The agenda was posted on the Township website and at the Township building on April 7, 2022. Copies of the agenda were available for attendees.

Board members present:

Dave Black
Dimitry Belokopyty
Kevin Hudak
Mike Nichols
Eric Burling

Board members absent:

Karen Greim

Staff/Professionals present:

Mike Conrad
Judy Lizza
Teresa Destefano
Kathy Labrum

Historic Preservation Commission (HPC) members present:

Michele Thackrah
Barbara Ann Zippi-Och
Percy Neall

4 guests were in attendance.

CALL TO ORDER: The meeting was called to order at 7:00 by Dave Black.

APPROVAL OF MINUTES:

Dave Black made a motion to approve the minutes of the March 11, 2022. Eric Burling seconded the motion. All were in favor. Motion carried.

ITEMS ON THE AGENDA:

1. Birmingham Township Act 537 Review

No update. Matt Boggs is working on a review letter for next month.

2. Cheyney University (CU) Preliminary Plan (Expiration June 12th, action or extension required by May 9)

a. Presentation by Applicant

Kyle Totes (CU) gave an update on the historic properties on the site to the commission.

The Township HPC members had a few questions about the impact the project will have on the historic buildings. Questions about the viewshed changes due to the volume of the structures. A

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concern was also the height of the building and lighting. Request made by the HPC for building renditions. Further comments were made about the ruins on the site and safety concerns. Applicant stated that they would create a safer area around the barn ruins, perhaps fencing or landscaping. It was also noted, although not part of the application, the state of the historic resource on S. Westtown Road is in disrepair. Demolition by neglect is a violation of Township Ordinances. Jim Lewis (Cheyney University) stated that he would investigate it.

Mike Joyce (Engineer for Cheyney) presented the plans of the project and briefly reviewed the stormwater facilities and location of parking.

Mike Conrad noted that he will have his review letter by the end of the week.

b. Comments by Township Professionals

- i. Township Engineer
- ii. Lighting Expert
- iii. Land Planner
- iv. Traffic Engineer
- v. Emergency Services (Fire Marshal, WEGO, WC Fire Department)

The review letters have not been received yet and will be addressed at a future meeting

c. Comments by Chester County Planning

d. Comments by the Chester County Conservation District

e. Comments by the Commission members

Mike Nichols noted that the installation of a rain gardens requires ongoing maintenance. He also noted that he believes that there are two drainpipes under S. Westtown Road exiting Cheyney University property. The plans only show one.

f. Public Comments

Rob Morris, 1269-70 Westtown Thornton Rd, West Chester, Pa 19382 inquired why have indoor soccer fields.

Joe Owens/Michele Rieder, 1225-1250 S Westtown Rd, West Chester, Pa 19382 inquired about where the water will drain, does it go under the road or just run off.

Barbara Zippi-Och 1357 Westtown Thornton Rd, West Chester, Pa 19382 would like to walk the property.

PUBLIC COMMENT:

ADJOURNMENT:

8:15 PM

Respectfully submitted,

Teresa Destefano
Township Secretary