

**Thornbury Township  
Planning Commission Minutes  
January 9, 2023**

The January meeting of the Thornbury Township Planning Commission was held on January 9, 2023, 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 2023.

The agenda was posted on the Township website and at the Township building on December 30, 2022. Copies of the agenda were available for attendees.

Board members present:

Dave Black  
Mike Nichols  
Michael Ragni  
Jane Henderson  
Kevin Hudak  
Dimitry Belokopyty

Board members absent:

Eric Burling

Staff/Professionals present:

Judy Lizza  
Teresa Destefano  
Kathy Labrum  
Mike Conrad  
Tom Comitta

7 guests were in attendance.

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

**REORGANIZATION MEETING**

- Nomination of a Chairman

Jane Henderson nominated Dave Black for Chairman. Mike Nichols seconded. All were in favor. Motion carried.

- Nomination for Vice Chairman

Dave Black nominated Dimitry Belokopyty for Vice-Chairman; Kevin Hudak seconded. All were in favor. Motion carried.

**APPROVAL OF MINUTES:**

**Dave Black made a motion to approve the minutes of the December 12, 2022, Mike Nichols seconded the motion. All were in favor. Motion carried.**

**ITEMS ON THE AGENDA:**

1. Cheyney University Preliminary Plan (extension until January 31, 2023)

Brian Nagel, the attorney for Cheyney University provided a summary of previous meetings and stated that they have addressed all outstanding comments and is requesting conditional preliminary approval.

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Dave Black motioned to recommend the Preliminary Pan to the Board of Supervisors with the following conditions, they agree to comments 1 thru 6, 9 thru 13 and 13 thru 18.

Mike Nichols seconded the recommendation. All in favor. Motion passed.

Mike Nichols motioned to recommend the Preliminary Pan to the Board of Supervisors comment 7 as written.

Kevin Hudak seconded the recommendation. All in favor. Motion passed.

Dave Black motioned to recommend the Preliminary Pan to the Board of Supervisors comment 8 with no changes

Kevin Hudak seconded the recommendation. All in favor. Motion passed.

Dave Black motioned to recommend the Preliminary Pan to the Board of Supervisors comment 14 as a condition noting that further action by the Board of Supervisors shall be required before any third party, non-University sponsored youth sports programs can be instituted. Mike Nichols seconded the recommendation. All in favor. Motion passed.

**PUBLIC COMMENT:**

none

**ADJOURNMENT:**

Dave Black made a motion to adjourn. Mike Nichols seconded. All in favor.  
8:45 PM

Respectfully submitted,

  
Judy Lizza  
Township Manager