

**Thornbury Township  
Planning Commission Minutes  
August 11, 2025**

The August meeting of the Thornbury Township Planning Commission was held on August 11, 2025, at 7:04 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 8, 2025.

The agenda was posted on the Township website and at the Township building on August 7, 2025. Copies of the agenda were available for attendees.

**Board members present:**

Dave Black  
Mike Nichols  
Michael Ragni  
Jane Henderson  
Kevin Hudak

**Board members absent:**

Eric Burling  
Dimitry Belokopyty

**Staff/Professionals present:**

Judy Lizza  
Audrey Hudak  
Teresa Destefano  
Kathy Labrum  
Mike Conrad

3 guests were in attendance.

**CALL TO ORDER:**

The meeting was called to order at 7:04 by Dave Black.

**REORGANIZATION MEETING**

- Nomination of a Chairman

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

- Nomination for Vice Chairman

Mike Ragni nominated Kevin Hudak for Vice-Chairman; Mike Nichols seconded. All were in favor.  
Motion carried.

**APPROVAL OF MINUTES:**

none

**ITEMS ON THE AGENDA:**

1. *Judith Noden and Scott M. Megill 1 & 2 Huntrise Lane (extension until November 9)*
  - a. *Presentation of plan from the applicant*

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- b. Review letters from Thornbury Township*
- c. Comments by the Commission members*
- d. Public Comments*

Tabled until next meeting

**PUBLIC COMMENT:**

none

**ADJOURNMENT:**

Dave Black made a motion to adjourn. Mike Nichols seconded. All in favor.  
7:30 PM

Respectfully submitted,



Audrey Hudak  
Township Manager