

**Thornbury Township  
Planning Commission Minutes  
September 8, 2025**

The September meeting of the Thornbury Township Planning Commission was held on September 8, 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 September 3, 2025. Copies of the agenda were available for attendees.

**Board members present:**

Dave Black  
Mike Nichols  
Jane Henderson  
Kevin Hudak  
Dimitry Belokopyty

**Board members absent:**

Eric Burling  
Michael Ragni

**Staff/Professionals present:**

Audrey Hudak  
Teresa Destefano  
Kathy Labrum  
Mike Conrad

1 guest was in attendance.

**CALL TO ORDER:**

The meeting was called to order at 7:01 by Dave Black.

**APPROVAL OF MINUTES:**

**Mike Nichols made a motion to approve the minutes of August 11, 2023, Kevin Hudak seconded the motion. All were in favor. Motion carried.**

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

Chuck Dobson, P.E. Inland Design stated that the applicant is requesting a Lot line change, since the garage is half on 1 Huntrise Lane and half on 2 Huntrise Lane to sell the property. Chuck also noted that they will comply with all the comments on the review letters.

During the course of the meeting, it was brought to the attention of the commission that the property has been sold to a new owner. Township has received the transfer tax report. The application can no longer move forward since the owner record has changed.

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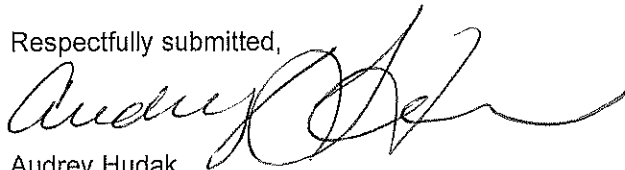
PUBLIC COMMENT:

none

ADJOURNMENT:

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Audrey Hudak", written in a cursive style.

Audrey Hudak  
Township Manager