

**Thornbury Township
Planning Commission Minutes
November 10, 2025**

The November meeting of the Thornbury Township Planning Commission was held on November 10, 2025, 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 8, 2025.

The agenda was posted on the Township website and at the Township building on November 5, 2025. Copies of the agenda were available for attendees.

Board members present:

Dave Black
Mike Nichols
Jane Henderson
Kevin Hudak
Bob Hall

Board members absent:

Michael Ragni
Dimitry Belokopyty

Staff/Professionals present:

Audrey Hudak
Kathy Labrum
Mike Conrad

10 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 September 8, 2023, Mike Nichols seconded the motion. All were in favor. Motion carried.

ITEMS ON THE AGENDA:

- *Cheyney University – Athletic Complex*
 - *Presentation of plan from the applicant*
 - *Review letters from Thornbury Township*
 - *Comments by the Commission members*
 - *Public Comments*
 - Ray Maggi- PZS Architects updated the commission on the proposed Athletic Complex
 - Mike Conrad addressed Ray Maggi and the Cheyney applicants that they need to address the comments on all reviewed letters before it can be presented to the Board of Supervisors.

- *Cheyney University – Athletic Field*
 - *Presentation of plan from the applicant*

**Thornbury Township
Planning Commission Minutes
November 10, 2025**

- *Review letters from Thornbury Township*
 - *Comments by the Commission members*
 - *Public Comments*
-
- Ray Maggi- PZS Architects updated the commission on the proposed Athletic Complex
 - Mike Conrad addressed Ray Maggi and the Cheyney applicants that they need to address the comments on all reviewed letters before it can be presented to the Board of Supervisors.

PUBLIC COMMENT:

Carrie Roskamp 227 Sage Hill Drive spoke about a walking trail she is trying to implement into the area.

Jonathan Cleck 495 Timberline Trail and his two children were present to ask questions for a citizenship badge.

ADJOURNMENT:

Dave Black made a motion to adjourn. Mike Nichols seconded. All in favor.
7:59 PM

Respectfully submitted,

Audrey Hudak
Township Manager

