

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

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

**Board members present:**

Dave Black  
Mike Nichols  
Jane Henderson  
Kevin Hudak  
Bob Hall  
Michael Ragni

**Board members absent:**

Dimitry Belokopyty

**Staff/Professionals present:**

Audrey Hudak  
Kathy Labrum  
Mike Conrad

8 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 November 10, 2025, Mike Nichols seconded the motion. All were in favor. Motion carried.**

**ITEMS ON THE AGENDA:**

- *Karol & Robert Vrewer 1 & 2 Huntrise Lane*
    - *Presentation of plan from the applicant*
    - *Review letters from Thornbury Township*
    - *Comments by the Commission members*
    - *Public Comments*
  - Chuck Dobson, Inland Design noted that all comments have been addressed
- Dave Black recommended the subdivision to the Board of Supervisors for approval. Mike Nichols seconded. All in favor.**

- *Cheyne University – Athletic Field / Athletic Complex Review of the following:*

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

- *Conditional use identification and verification*
- *Setbacks, Right-of-way limits, and project location*
- *Traffic analysis, questions, and clarifications*
- *Public Comments*
  
- *Cheyney University – Athletic Complex*
  - *Presentation of plan from the applicant*
  - *Review letters from Thornbury Township*
  - *Comments by the Commission members*
  - *Public Comments*

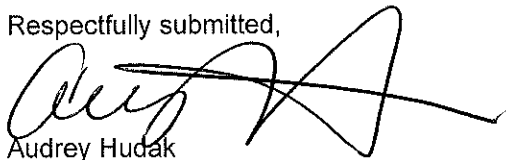
The issues from the many review letters were addressed and will be addressed at the zoning and the conditional hearings.

**PUBLIC COMMENT:**

**ADJOURNMENT:**

Dave Black made a motion to adjourn. Mike Nichols seconded. All in favor.  
8:35 PM

Respectfully submitted,



Audrey Hudak  
Township Manager