

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
March 10, 2014**

MINUTES

MEMBERS PRESENT:

Jim Jordan, Chairman
Brook Durham
Ryan Estrata
John Connors
Tim Boswell
Chris McCune
Barbara Iacovelli

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary

CALL TO ORDER:

Jim Jordan called the meeting of the Planning Commission (PC) to order at 7:00 PM in the Township meeting room and led the Pledge of Allegiance.

Jim Jordan motioned to name Brooks Durham Temporary Chairman.

Brooks Durham called the meeting to order at 7:00 PM and called for a motion for Chairman.

REORGANIZATION

Brooks Durham nominated Jim Jordan for chairman.

Chris McCune suggested that if someone else wanted the position.

Tim Boswell seconded the nomination for Jim Jordan. All were in favor. Motion carried.

Jim Jordan called for a volunteer for Vice-Chairman.

Tim Boswell volunteered for vice-chairman. Ryan Estrada seconded. All were in favor. Motion carried.

APPROVAL OF MINUTES:

Jim Jordan made a motion to approve the draft minutes of the September 9, 2013 PC. Tim Boswell seconded the motion. All were in favor. Motion carried.

AGENDA ITEM:

1. Review the revised Final Plans for the expansion at the Shoppes at Dilworthtown Crossing

Kevin Lahn, Randy Schauer and Neil Camens were presented. Randy Schauer, the applicant's attorney presented a drawing illustrating the area to be expanded. The Liquor store will be expanding by taking over another store and bunting out the back of the building.

Randy Schauer noted that the expansion is a total of 625 sq. ft and is looking for a recommendation from the planning commission to the Board. The shopping center has already received a conditional use approval from the Township, since then we have expanded the Giant a few years ago and are now to build a small area in the back of the store.

Randy Schauer mentioned that there was an issue that came up when the Township dedicated 15 parking spaces for P. J. Whelihan's and now we are short 2 parking spaces. We are going to provide them in the back of the building.

Barbara Iacovelli was concern about the truck having to make deliveries in the back of the building.

Neil Camens stated that there is enough room and there is currently parking in the back now.

Mike Conrad, Yerkes Associates, reviewed his letter dated February 11, 2014. (See attached).

Mike Conrad suggested that the Township have the Fire Marshall review the plans to see if the parking would be safe for parking.

Neil Camens will contact Dave Smiley tomorrow on this issue.

The applicant said they will comply with all comments.

Jim Jordan motioned to recommend the Approval for the expansion of the Liquor Store at the Shoppes at Dilworthtown Crossing, with all the conditions begin met from Yerkes letter dated February 11, 2014 and also with a review from the Township Fire Marshall as discussed this evening. Jim Jordan seconded the motion. All were in favor. Motion carried.

2. Review the Lot Line Change plan for Lot 39

Mike Conrad gave a brief description for Lot 39, which is approximately 13 acres and the park parcel which is approximately 24 acres.

The parcel contains a stormwater easement which is for the house and barn; also there is a sanitary sewer easement through lot 39. Lot 39 is constraining with access easements.

Mike Conrad continued the discussion with reviewing all the easement and restrictions for the property. There was a concern regarding the owner of Lot 39 and access to and from the property.

Mike Conrad state that what the Planning Commission is to recommend the Lot 39 line change that North of the stream would be Lot 39 and everything South of the Stream would be added to the Township park plan. So the stream would be the new lot line.

Jim Jordan is concern about property lines that follow streams

Chris Lang stated that he wasn't aware of what was auctioned and the HPC would like to have more space near the Springhouse.

Barbara Iacovelli inquired about the emergency access road and we cannot lock it down.

Jim Jordan motioned to recommend the Approval of Lot 39 Lot Line change as presented by Mike Conrad with the conditions of DEP and the Chester County Planning Commissions approval. Barbara Iacovelli seconded the motion. All were in favor. Motion carried.

OTHER MATTERS

Jim Jordan mentioned that the County and the State has issued a mandate to municipalities to create an ordinance to adopt guidelines of Act 167. Jim noted that a subcommittee was set up, he and two Board members. Jim also suggested putting information on the web site for all residents to be aware of Act 167. Ryan Estrada said he would also like to be part of the subcommittee.

ADJOURNMENT

As there was no further business, Barbara Iacovelli motioned to adjourn the meeting at 8:15 PM. Ryan Estrada seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday April 14, 2014 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,
Teresa DeStefano
Recording Secretary