

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
February 13, 2017**

MINUTES

MEMBERS PRESENT:

Ryan Estrada, Chairman
Terry Donohue, Vice Chairman
Dave Black
Tony Priestley
Mike Aiello
Dimitry Belokopyty

OTHERS PRESENT:

Kathy Labrum, Solicitor
Judy Lizza, Township Manager
Mike Conrad, Yerkes Engineering

CALL TO ORDER:

Terry Donohue 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.

APPROVAL OF MINUTES:

- **January 9, 2017**

Terry Donohue made a motion to approve the minutes of the January 9, 2017 PC meeting. Mike Aiello seconded the motion. All were in favor. Motion carried.

Agenda Item:

- Megill Homes- Rokeby Farms, Preliminary Plan, 4 lot Subdivision, 1300 S. Concord Road (expiration March)
 - Yerkes Review Letter (February 9, 2017)
 - Fire Marshal Letter (February 6, 2017)
 - TCA Letter (February 13, 2017)
 - Members Comments
 - Public Comment

Mike Conrad reviewed his letter dated 2/9/17. Conrad highlighted the plan change with shared frontage for all lots due to the private street and eliminating the need for a flag lot. Public water service will be provided along S. Concord Road to Huntrise Lane. A fire hydrant shall be located near the entrance of Huntrise Lane and S. Concord Roads. There

will be a woodland disturbance with about 45 trees to be removed. The review letter from TCA had additional detail to the replacement of those trees and their location.

Mike Conrad continued with the outstanding items from his initial review letter. Numbering has been maintained from the first letter. In parenthesis is the response for the applicant made by Chuck Dobson PE from Inland Design.

13. Declaration of Covenants needs to be submitted and reviewed by the Township Solicitor (will comply)

20. Planning Modules need to be submitted (The documents are underway and will be submitted to the Township this week.)

25 Shade trees and tree plantings (The comments from TCA have been reviewed. The plan will show the number of trees on the plan with a note that field adjustments may take place with Township approval.)

26. Stormwater (Plans are underway and will be submitted to the Township.)

30. CCCD and PA DEP reviews for land disturbance (Plans have been sent and currently under review.)

31. Timing of the wall demolition and reconstruction of the wall. (Timing sequence shall be added to the plan as well as the relocation of the existing driveway near the barn.)

32. Note to be added stating all lots shall have public water. (Plans will be updated.)

33. Street sign/name/pavement markings (Plans will be updated to show sign location and pavement markings.)

35. Aqua water main extension and Fire Marshal Letter (Plans will be obtained from Aqua and submitted to the Township.)

Members Comments:

Discussion of TCA letter about the entrance plantings recommendation. Applicant stated that appropriate entrance beautification is planned.

Question raised about large existing trees on the property and whether the tree(s) is (are) slated for removal. Chuck Dobson reviewed the plan in regards to the identified trees and whether they were to be removed or not.

No further comments were made from the members or public.

Ryan Estrada motioned that the Planning Commission recommends to the Board of Supervisors for preliminary/final plan approval subject to the review letters of Yerkes

(2/9/17), TCA (2/13/17) with an additional note added to the plan showing the number of trees to be planted with a field adjustments available with Township approval; and Fire Marshal letter (2/6/17). Also, the notes, comments, and reports from the HPC should be included. Dave Black motioned. Mike Aiello seconded. All were in favor.

Ryan Estrada noted that two waivers are requested by the applicant. Motion made to grant the waivers from SALDO sections 115.20/115.22 to allow for a preliminary/final submission and a waiver from SALDO section 115.42A to allow the stone wall to encroach in the site distance as shown on the plan. The motion was made by Ryan Estrada. Seconded by Mike Aiello. All in favor.

Motion made by Ryan Estrada that the name of the private street is recommended as Rokeby Farm Lane. Seconded by Tony Priestley. All in favor.

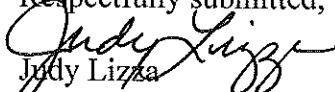
OTHER MATTERS:

ADJOURNMENT

As there was no further business, Ryan Estrada motioned to adjourn the meeting at 7:45 PM. Mike Aiello seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday March 13, 2017 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,


Judy Lizza
Township Manager