

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
January 11, 2016**

MINUTES

MEMBERS PRESENT:

Ryan Estrata, Chairman
Terry Donohue, Vice Chairman
Dave Black
Tony Priestley

OTHERS PRESENT:

Kathy Labrum, Solicitor
Teresa DeStefano, Recording Secretary
Mike Conrad, Yerkes Engineering

CALL TO ORDER:

Ryan Estrata 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.

REORGANIZATION:

David Black nominated Ryan Estrata for Chairman, Ryan Estrata seconded. All were in favor. Motion carried.

Ryan Estrata nominated Terry Donohue for Vice-Chairman, David Black seconded. All were in favor. Motion carried.

AGENDA ITEM:

1. Megill Homes, Preliminary Plan, 7 lot Subdivision, 1300 S. Concord Road

- a. Plan Presentation
- b. Review of Township Engineer
- c. Review of Other Professional Services
- d. Members Comments
- e. Public Comment

a). Charles Dobson, Civil Engineer from InLand Design gave a brief description of the project and the issues with the placement of the 7 lots.

Chuck noted that there was a sketch plan submitted back in June, it was determined that the project will need variances from the Zoning Hearing Board for the 7 lot subdivision. On the current plans the engineer listed the variances that will be needed to receive from the Zoning Hearing Board. It will also require a waiver from the Board of Supervisors.

b). Mike Conrad, Township Engineer from Yerkes Associates went over his review letter for the sketch plan dated November 11, 2015. Mike Conrad explained how the parcels were configured. Mike continued to go over the comments from his review letter.

c). none

d). the commission had concerns about stormwater management and also impervious coverage. Possible improvement of emergency services to residents on Huntrise Lane was discussed.

e). Mike Aiello was concern about each lot meeting the Townships requirement of large lot square footage of 80,000 sq. ft.

Mike Gallagher, liaison from the Board of Supervisor noted that the Board isn't in favor of this currently and recommends that this plan would go before the Zoning Hearing Board.

Kris Walker also mentioned that this plan would also have to go before the HPC for approval and tonight I'm here as a neighbor not representing the HPC.

ADJOURNMENT

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

The next meeting of the Planning Commission is scheduled for Monday February 8, at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary