

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

MINUTES

MEMBERS PRESENT:

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

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.

APPROVAL OF MINUTES:

- **June 13, 2016**

Ryan Estrada made a motion to approve the draft minutes of the January 11, 2016 PC meeting. Mike Aiello seconded the motion. All were in favor. Motion carried.

AGENDA ITEM:

- Megill Homes- Rokeby Farms, Preliminary/Final Plan, 4 lot Subdivision, 1300 S. Concord Road (expiration October 7, 2016)
 - Plan Presentation
 - Professional Review Letters
 - Members Comments
 - Public Comment

Chuck Dobson, PE from Inland Design reviewed the 4 lot plans for Rokeby Farms, 4 lot Subdivision for Megill Homes. Chuck Dobson gave a brief update on the plans from the last meeting and will address the review letters received. The goal tonight is to make the Planning Commission comfortable with the plans to make a recommendation to the Board of Supervisors.

Chuck Dobson, applicants Engineer addressed four comments on Dave Smiley's review letter dated July 7, 2016:

1. Comment #1 - we would comply
2. Comment #2 – we would comply
3. Comment #3 – will contact Aqua about the possibility of an additional hydrant
4. Comment #4 – we would comply

Chuck Dobson, applicants Engineer addressed the thirty comments on Mike Conrad's review letter dated July 7, 2016:

1. Comment #1 – The plans will be revised accordingly and will put in a trench
2. Comment #2 – The plans will be revised accordingly
3. Comment #3 – The plans will be revised accordingly with the easement
4. Comment #4 – we would comply
5. Comment #5 – we would comply and noted on the plans
6. Comment #6 – will comply and also meet with the HPC for their review.
7. Comment #7 – wavier coming off
8. Comment #8 – we would comply
9. Comment #9 – we will comply
10. Comment #10 – we will comply
11. Comment #11 – we will comply
12. Comment #12 – we will comply
13. Comment #13 – already addressed
14. Comment #14 – we will comply
15. Comment #15 – we will comply
16. Comment #16 – we will comply
17. Comment #17 – we will comply
18. Comment #18 – we will comply
19. Comment #19 – we will comply
20. Comment #20 – we will comply
21. Comment #21 – we will comply
22. Comment #22 – we will comply
23. Comment #23 – we will comply
24. Comment #24 – we will comply
25. Comment #25 – we will comply
26. Comment #26 – we will comply
27. Comment #27 – we will comply
28. Comment #28 – we will comply
29. Comment #29 – we will comply
30. Comment #30 – we will comply

OTHER MATTERS:

- Announcement that HRA Assisted Living Concept Plan has withdrawn from further Township consideration.

ADJOURNMENT

As there was no further business, Ryan Estrata motioned to adjourn the meeting at 8:45 PM. Mike Aiello seconded the motion. All were in favor. Motion carried.

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

Respectfully submitted,

Teresa DeStefano
Recording Secretary