

APPROVED JUNE 8, 2022



THORNBURY TOWNSHIP
DELAWARE COUNTY
Planning Commission
6 Township Drive
Cheyney, PA 19319-1020

James Quinn, Jr., Chairman
Robert Ferrara, Vice-Chairman

James Bulkley
Kenneth Zitarelli
James Falcone
John Ibach
Samuel Yim

MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, April 13, 2022

The Thornbury Township Planning Commission held a public meeting Wednesday, April 13, 2022 at the Township Building. Chairman Quinn called the meeting to order at 7:00 p.m.

PRESENT: James Quinn, Jr., Chairman Mike Ciocco, P.E., Twp. Eng.
Jim Bulkley Wayne W. Grafton, AICP
Ken Zitarelli Paul McNichol, Esq. for James Byrne, Esq.
Jim Falcone
Samuel Yim
John Ibach

ABSENT: Robert Ferrara and James Byrne, Esq.

MEMBERS OF PUBLIC: 3

Mr. Quinn called the meeting to order and reviewed the agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – March 9, 2022**
4. **OLD BUSINESS**
 - a. Outdoor Dining Ordinance
 - b. Comprehensive Plan – Status Update
5. **NEXT MEETING – Wednesday, May 11, 2022 at 7:00 p.m.**
6. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag.
2. **PUBLIC COMMENT:** There were no comments from the public.
3. **APPROVAL OF MINUTES:** On a motion by Mr. Bulkley and seconded by Mr. Ibach, all members present voted to approve the March 9, 2022 minutes, as presented.
4. **OLD BUSINESS:**
 - a. **Outdoor Dining Ordinance:**

Mr. Quinn stated that before the Board of Supervisors (BOS) adopted this draft ordinance, the Planning Commission needed to discuss some concerns Mr. Grafton brought up at our previous meeting and pass them along to the BOS. In general, the members felt that each restaurant had different aspects/features, and as such, should be considered via the conditional use process.

The concerns were as follows:

- (1) Accessing the outdoor dining area exclusively thru the restaurant. Mr. Ciocco noted that Concord Twp. has this requirement, example, Outback Restaurant. The members felt that perhaps without this requirement it would require an additional hostess to seat the outdoor patrons. Was this added to avoid patrons exiting the outdoor dining area without paying? The members questioned the Board's intent, and was it necessary?
- (2) 25% of the interior floor space. The members were concerned as to this calculation. Since some restaurants have multiple floors, is it calculated on just the 1st floor, or all floors of a restaurant? If the 25% calculation includes all floors, then the outdoor dining area could be quite large for some restaurants and may double the number of patrons. Mr. Grafton noted that the 25% calculation does not limit the number of tables. The members would like the BOS to consider whether the calculation should be on floor space or occupancy/seating.
- (3) Setbacks. The members felt that additional setbacks and/or landscape buffering should be considered with each restaurant.
- (4) Music/Entertainment. The members felt that live music/entertainment without speakers or amplification was acceptable. The members debated at what time would be appropriate for music to conclude. The members would like the BOS to consider shutting down outdoor dining at 10 pm Sunday thru Thursday, and 11 pm on Friday and Saturday. The members would like the BOS to particularly review paragraphs (m)(1) thru (n)(1).

Public Comment:

Ric Miller, Bolingbroke Rd: Suggested calculating according to occupancy/seating rather than floor space.

Lee Weersing, 370 Glen Mills Rd.: (1) outdoor dining is just seasonal; (2) double the setbacks if the restaurant is adjacent to residential area; (3) close outdoor dining service to patrons after 10 pm; (4) no loud music; and (5) curfew enforcement.

Pete Horn, Station Rd.: Felt that the conditional use process was an extra step that could be avoided if the requirements were put in the ordinance.

There were no further comments.

MOTION: *On a Motion by Mr. Bulkley and seconded by Mr. Yim, all members present recommended adoption of the draft Outdoor Dining Ordinance conditioned upon the Board of Supervisors reviewing and considering the following items:*

(1) Accessing the outdoor dining area exclusively thru the restaurant. The members questioned the Board's intent of this requirement. Is this requirement necessary?

(2) Music/Entertainment. The members felt that live music/entertainment without speakers or amplification was acceptable.

(3) Outdoor Dining Shut-Down Time. The members would like the BOS to consider shutting down outdoor dining at 10 pm Sunday thru Thursday, and 11 pm on Friday and Saturday.

Additionally, the members would like the BOS to particularly review paragraphs (m)(1) thru (n)(1).

b. Comprehensive Plan – Status Update:

Mr. Grafton reported that all Chapters were fine except for Chapters 2 and 6 which he discussed with Mr. Seagraves, as follows:

Chapter 2: Population: There were several authors which utilized a source other than the 2020 census which contributed to inconsistent data and the projected future population.

Chapter 6: Housing: With inconsistent population numbers and until the 2020 data is released to firm up the figures, it's difficult to determine future housing needs. This is delaying our Comprehensive Plan. It is currently unknown when the figures will be released. The members then discussed how the pandemic affected population and housing numbers in the Township.

Public Comment:

Ric Miller, Bolingbroke Rd.: Wanted to know if the Historic Committee's 2012 comments and suggestions were incorporated. Mr. Grafton was unsure. Mr. Miller will ask Mr. Seagraves.

Mr. Grafton noted that he would keep the Planning Commission updated on this matter. There were no further comments.

5. NEXT MEETING: Wednesday, May 11, 2022 at 7:00 p.m.

6. ADJOURNMENT: On a motion by Mr. Zitarelli and seconded by Mr. Falcone, all members voted in favor of adjourning the meeting at 8:05 p.m.

MINUTES – PLANNING COMMISSION MEETING

APRIL 13, 2022

PAGE 4

Respectfully submitted,

Deborah Zitarelli
Planning Commission Secretary

cc: Planning Commission Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Jeffrey Seagraves, Township Manager
James Byrne, Esq.

Michael Ciocco, P.E., Township Engineer
Wayne Grafton, Land Planner
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat, Bookkeeper