



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, March 10, 2021

The Thornbury Township Planning Commission held a public meeting Wednesday, March 10, 2021, remotely via Zoom, due to the Corona Virus Pandemic. Chairman Quinn called the meeting to order at 7:00 p.m.

PRESENT: James Quinn, Jr., Chairman Mike Ciocco, P.E., Twp. Eng.
Robert Ferrara, Vice Chair. Jim Byrne, Jr., Esq.
Jim Bulkley Wayne W. Grafton, AICP
Ken Zitarelli
John Ibach
Jim Falcone

OTHER: Susan Howat, Zoom meeting host
Ric Miller, Chairman, Historical Commission

ABSENT: Samuel Yim

MEMBERS OF PUBLIC: None

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 – January 13, 2021**
4. **NEW BUSINESS:**
 - a. 72 Sweetwater Rd.
Conditional Use – Bed & Breakfast Operation
 - b. Planning Commission 2020 Annual Report & Addendum
5. **NEXT MEETING – Wednesday, April 14, 2021 at 7:00 p.m.**
6. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag.
2. **PUBLIC COMMENT:** Mr. Bulkley thanked the Board of Supervisors for the masks he received.
3. **APPROVAL OF MINUTES:** On a motion by Mr. Ferrara and seconded by Mr. Zitarelli, all members present approved the January 13, 2021 minutes,

as presented. Mr. Bulkley and Mr. Ibach abstained, as they were absent at that meeting.

4. NEW BUSINESS:

a. 72 Sweetwater Rd.

Conditional Use – Bed & Breakfast Operation

Present: D. Christopher LeVine – Owner, Grace Winery, 50 Sweetwater Rd.
Mr. Karim Hussain, neighbor, 75 Sweetwater Rd.

Mr. LeVine stated that 50 Sweetwater Rd. was previously owned by his sister and he has owned it for the past 20 years. He renovated it and turned it into The Inn at Grace Winery. 72 Sweetwater Rd. is contiguous to Mr. LeVine's 50 Sweetwater Rd. property by way of a leased vineyard. Mr. LeVine proposes to preserve, restore, upgrade, and re-use 72 Sweetwater for additional bed & breakfast rooms. It has a 4-bedroom home that would be changed into 3 bedrooms. It also has a small barn. Access to this property is thru an existing gravel road which Mr. LeVine proposes to extend it by 50 ft. All restoration would be kept within the existing footprint of the home. Mr. Bulkley asked why 72 Sweetwater couldn't be a stand-alone bed and breakfast. Mr. Ciocco noted that 72 Sweetwater does not meet the 10-acre minimum for a bed and breakfast with only 3.49 acres.

Mr. Ciocco highlighted his March 3, 2021 review, as follows:

Zoning (Chapter XXVII)

1. Section 27-2116.2.B – Mr. Ciocco recommended that if the bed & breakfast property no longer continues to be used as a bed & breakfast or if the leased area between the properties is sold, the 72 Sweetwater Rd. property should revert back to R-1 Residential Use, as the 10-acre minimum lot area requirement would no longer be met as required in this section.
2. Section 27-2116.2.C. - Mr. Ciocco stated 1 parking space is needed per bedroom and employee. Mr. LeVine stated that there is plenty of space for parking in front of the barn for several vehicles and no additional employees will be needed.
3. Section 27-2116.2.F. – Mr. Ciocco stated that the Planning Commission would defer to the Township Solicitor, as to whether the 14 lodging room maximum is exceeded with the addition of the 72 Sweetwater Road property.

Historic Resource Preservation (Chapter XXVII)

4. Section 27-2807 – Mr. Ciocco noted that a conditional use hearing is required for the proposed modified use of a historical resource on this property and that the Planning Commission would defer the

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review of the historical significance of the parcel and structures and environmental impact of this development to the Thornbury Township Historical Commission and Environmental Advisory Council respectively. Mr. LeVine stated he sent a note to Mr. Miller. Mr. Miller stated that he received the note and that this would be reviewed with the Historical Commission.

5. Section 27-2811 – Mr. Ciocco reported that a Historical Resource Impact Study is required unless a waiver is granted.

General Comments

6. Section 18-201 – Mr. LeVine noted that he is currently investigating improvements to the septic system.
7. Day-to-Day Operation – Mr. Levine explained that a kitchen is available for the guests to use. Breakfast will be served at the Inn. Mr. Ciocco asked if special events will be held there. Mr. LeVine stated that the small barn could be used for a gathering. Plans have not yet been developed to renovate the barn. Mr. LeVine noted that no additional employees need to be hired.

Mr. Grafton stated that the barn is outside of this application. Mr. LeVine reported that he would like the barn to be included. Mr. Grafton suggested Mr. LeVine amend his narrative to include the long-range goal for the barn and add it to the application.

Mr. Grafton asked about water. Mr. LeVine stated that there is plenty of water pressure with his well to accommodate the house and barn.

Mr. LeVine noted that he had removed a few dead trees and does not plan on removing any more.

Public Comment: Mr. Hussain, 75 Sweetwater Rd. stated only wanted to hear what Mr. LeVine's plans were for 72 Sweetwater Rd. and asked how the guests will access 72 Sweetwater Rd. Mr. LeVine stated that with only 3 guest rooms, they will have a choice to park at the main building and use a golf cart or use the 72 Sweetwater Rd. driveway.

There were no further comments.

MOTION: *On a motion by Mr. Ferrara and seconded by Mr. Bulkley, all members present voted to recommend approval to the Board of Supervisors the 72 Sweetwater Road, Adaptive Re-Use of an Historical Structure, a 3 bedroom house to a Bed & Breakfast Use, architectural elevation plans prepared by Peter*

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Zimmerman Architects, Inc., consisting of 2 sheets dated February 12, 2021, conditioned upon the satisfaction of the March 8, 2021 Conditional Use Review Letter by Mr. Ciocco of Catania Engineering Associates, Inc. The Planning Commission amended their approval to include the future use of the barn for special events associated with the Bed & Breakfast.

b. Planning Commission 2020 Annual Report & Addendum:

MOTION: *On a motion by Mr. Ferrara and seconded by Mr. Quinn, all members present voted to approve the Planning Commission's 2020 Annual Report & Addendum.*

5. NEXT MEETING: Wednesday, April 14, 2021 at 7:00 p.m.

6. ADJOURNMENT: On a motion by Mr. Falcone and seconded by Mr. Zitarelli, the meeting adjourned at 8:40 p.m.

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