

**BIRMINGHAM TOWNSHIP
PLANNING COMMISSION MINUTES
August 12, 2008**

The regular meeting of the Planning Commission was called to order by Chairman DiMarino promptly at 7:30 p.m. at the Birmingham Township Building. The following Township Officials were in attendance:

Nick DiMarino	Chairman, Planning Commission
Eric Hawkins (7:38)	Vice Chairman, Planning Commission
Debbie Hineman	Planning Commission Member
Janet Decaestecker	Planning Commission Member
Peter Davenport	Member, Planning Commission
Christopher Bailey	Planning Commission Member
Scott Boorse	Planning Commission Member
Frone Crawford	Solicitor, Planning Commission
Mary Pat McCarthy	Planning Commission Secretary

Absent were Planning Commission Members, Scott Towler and Douglas Marshall.

Approval of July 8, 2008 Minutes

Approval was postponed until the September meeting,

The Birmingham Township Planning Commission reviewed the Application by, RJ Waters & Associates to increase the square footage of the building currently held by Blockbuster by 12,500 sq ft. The space would be utilized as an expansion by the Giant Food Stores. The Plan, dated 11/30/07, last revised 7/24/08, consisting of 7 sheets, was drawn by Chester Valley Engineers.

While the area in question is located in Thornbury Township, the Thornbury Commissioners requested that Birmingham Township sign off on the Plan since the total Plan covers both townships.

The Planning Commission was concerned about the impact of the expansion on the Sewage Plant. The representatives from RJ Waters stated until they can get a building permit, Sandy Morgan of URS Corporation cannot document the sanitary load.

The Commission opened it up to the Public – There was no input from the public.

The Planning Commission unanimously recommended sending a letter to the Board of Supervisors for the approval of the Revised Final Land Development Plan for expansion of the Giant Food Store at The Shoppes @ Dilworthtown Crossing with the following conditions:

Approval from the Township Engineer
Approval from the Township Sewer Engineer
Approval from Thornbury Township, Chester County

(Boorse, Bailey)

CJ Tires and Automotive Services Conditional Use Hearing

Pat McKenna, Lawyer for CJ Tires and Automotive Services spoke about the company and its request. CJ's is headquartered Berks County. The company sells tires and does automotive services (shocks, brakes, inspections and oil changes). They currently have 10 retail locations.

They are looking to lease purchase the property from Hannum. The property would have 2 tenants CJ's and the other tenant would be Hannum. Hannum would use their section of the structure as storage. There would be no change to the impervious ground coverage. There would be no structural changes. They would have 5 double bay doors, a sign on the building. The pole sign would stay there and be illuminated.

Chairman Di Marino noted that the Conditional Use Hearing did not have the Engineer's Letter for the Application. Since the information was missing he informed the group that there would be no vote until the Commission received the information. Chairman Di Marino suggested that they re-schedule when the information was available.

Mr. Hawkins stated that the conditional use would have to change because it was now for two tenants. He also requested more information on the other tenant for the next meeting. Solicitor Crawford suggested that the other tenant be at the next meeting. Mr. Boorse requested a site plan for the parking lot showing lighting and available parking. It was requested that the plan show the types of lights with a non-glare output that will be used on the building and the lot. There should be no parking in the open space area and there needs to be enough parking for employees and overnight cars. Mr. Hawkins requested the agreement of no parking of cars in the open space be in writing.

Chairman Di Marino requested that they bring the information to the next meeting as he wants to keep the process moving for this application

Open Space –Doug Marshall and Eric are continuing to work on the information that is available for the Identification of all the Open Space. Chairman Di Marino stated given the large amount of restricted land this process will take a large amount of time before being completed.

Commercial Districts – Scott Boorse and Chairman DiMarino have looked at the properties and there is nothing obvious about the current state that we need to do. So we need to focus on future issues.

Potential Properties – This will not be done until the current Open Space is identified.

Delaware Valley Regional Planning Commission Survey– Chairman Di Marino is waiting for feedback on the items identified by Doug Marshall. Please send your feedback to Chairman Di Marino via email.

Solicitor Crawford gave of the Definition of a Quorum with regard to approving minutes “if you can open the meeting with a quorum then you vote to pass and approve the minutes based upon those who were

present at the meeting for which you have the minutes if that group does not constitute a quorum in and of itself it is still a valid vote because you had a quorum for the meeting. “ “You cannot vote on the minutes if you did not attend.”

No other business the meeting adjourned 8:40pm (Hineman)

Respectfully submitted,

Mary Pat McCarthy