

BIRMINGHAM TOWNSHIP
PLANNING COMMISSION MINUTES
September 9, 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	Vice Chairman, Planning Commission
Debbie Hineman	Planning Commission Member
Christopher Bailey	Planning Commission Member
Janet Decaestecker	Planning Commission Member
Douglas Marshall	Planning Commission Member
Andrew McReynolds	Solicitor, Planning Commission
Frone Crawford	Solicitor, Planning Commission
Mary Pat McCarthy	Planning Commission Secretary

Absent were Planning Commission Member, Scott Boorse and Peter Davenport

Approval July 8, 2008 Minutes

Mr. Hawkins moved to approve the July 8, 2008 minutes with changes (approved all in favor)

Approval August 12, 2008 Minutes

Mr. Bailey moved to approve the July 8, 2008 minutes as is (approved all in favor)

Open Space ~~Calculation~~Inventory/Properties of Interest to Birmingham Township – The township engineer sent a data set to the committee. ~~it~~ came divided by acreage and identified ~~what-which~~ properties are ~~in conservation~~ “open space.” Mr. Marshall and Mr. Hawkins are looking to merge the data files with the ~~properties-open space records~~ we received from the conservancy. Mr. Marshall and Mr. Hawkins stated they had all the information but now they need time to pull it all together.

Review of Commercial Districts – Chairman DiMarino stated that after review there is nothing about the current zoning that appears to need changing. There are some questions about impervious coverage and ~~whether it has been kept to the level was originally allowed. That is something we need to look at in the future. defining green space.~~

Chairman Di Marino met with Solicitor Crawford on Friday and discussed ~~in the future, what is the best way options to control guide~~ development in the future, ~~how appropriate is it for the township is to focus on impervious cover and what we mean by the pervious cover. Meaning Mr. Crawford suggested that the PC what should the define green space and plan to be like. We want to have disciplined about impervious cover limitations and make sure they are appropriate and the green space has as much esthetics as it can, keeping in mind most of this space is car dealership changes and exceptions.~~ You do want to have some ~~assemblance~~ of attractiveness. Most of our commercial districts are ~~at required~~

~~to be~~ 50% green space. Solicitor Crawford said ~~this was good and he told that~~ the commission ~~that in the future you want to~~ should try ~~and to~~ maintain that type amount of green space. Special Zoning for where the Mercedes Dealership is located is C2A. ~~they That dealershioproperty are has at 60%-%~~ impervious coverage. ~~Solicitor Crawford suggested that the Ordinance be amended that the impervious coverage reverts back to what the ordinance describes.~~ Solicitor Crawford stated that he would draft a ~~couple of versions~~ few sample impervious cover definitions and specifications for the Commission to review.

Solicitor Crawford reaffirmed what Chairman DiMarino stated that there was no immediate changes need to the current Commercial Zoning.

The Commission discussed the issue of storm water management and the effect it has on 202. Mr. Marshall stated that there was an environmental impact report that had to do with storm water management. He offered to review this and report back to the Commission. This is important to the subject of impervious coverage. ~~so t~~ The Commission needs to be aware of this and possibly incorporate consider it in to the impervious coverage actions discussion.

Delaware Valley Regional Planning Commission Report – Chairman DiMarino noted that no comments have been received to date but it will be discussed at the next meeting. PC members were asked Please to bring it their copies and comments to the next meeting.

Chairman DiMarino stated that ~~we yhe Planning Commission~~ hasve no interest in reviewing the LED sign issue as a single issue item in the sign ordinance and related this to Supervisor Bush.

No other business the meeting adjourned 8:00pm (Hineman)

Respectfully submitted,

Mary Pat McCarthy

