

**BIRMINGHAM TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
FEBRUARY 2, 2009**

The regular meeting of the Board of Supervisors was called to order at 7:30 PM in the Township Building by Chairman Conklin with the pledge of allegiance and a moment of silence. A quorum of Supervisors was declared. The following Township Officials were in attendance:

John Conklin	-	Chairman, Board of Supervisors
Al Bush	-	Member, Board of Supervisors
Michael Langer	-	Recreation, Park & Open Space Committee Chairman
Dan Hill	-	Recreation, Park & Open Space Committee Member
Quina Nelling	-	Secretary/Treasurer

Absent was Vice-Chairman of the Board, William Kirkpatrick.

Mr. Bush moved to approve the minutes from the January 19, 2009 meeting as written. Chairman Conklin seconded the motion and it was carried.

Mr. Bush moved to approve the bills submitted for payment. General Fund bills totaled \$30,720.01. Sewer Fund bills totaled \$28,112.65. Chairman Conklin seconded the motion and it was carried.

**REALTOR PRESENTATION**

Numerous realtors were present to discuss the Township's regulations and permit requirements regarding off-site realtor signs. Comments were made by Paul Lott of Keller Williams, Brenda Isakson of Long & Foster, John DiPasquale of Keller Williams, Evelyn Bertanelli of Keller Williams and Township resident, as well as by the President of Suburban Realtors Alliance, James Ridge.

The Township requires a permit which includes a \$50. fee for ten days for the erection of each off-site sign. The group understood that the Township didn't want to be littered with signs, but not having drive-by signs is impacting the realtors' ability to sell homes and property owners want signage to help sell their houses. If the homes take a long time to sell or they are sold at lower costs, it will also impact the Township's real estate transfer tax receipts. It is cost prohibitive for the realtors to get permits for signs for houses that are now on the market for an average of four months due to the lagging economy. The average days on the market for houses in Chester County is eighty days, and not having drive-by signs may be a reason that the days on market in Birmingham is averaging 170 days. A suggestion was made to fine realtors for not taking down signs after a certain time period rather than for permitting to erect signs. The realtors felt that the Township could do more to help the realtors and the residents sell homes in the Township.

Mr. Ridge volunteered to have the Suburban Realtors Alliance help with enforcement if the ordinance is changed and made more lenient.

Harry Miller, Bottom Lane, was sympathetic to the realtors' plight. He wants the Township to receive more transfer tax receipts and he felt that off-site signage is helpful in facilitating the sell of homes. He felt that the fees should be changed and the time allowance for the permit should be changed also.

The Supervisors explained that a change to the ordinance requires a public hearing before the Board, if the Board feels that there should be a change to the ordinance, and any changes to the Zoning Ordinance would also need to be considered by the Planning Commission. They wanted the group to understand that it takes time to make a change.

Chairman Conklin suggested that the realtors group come back with a specific proposal to the Board. He explained that the ordinance in place went through the same hearing process.

**PUBLIC COMMENT**

Michael Langer presented sample crocks to the Board that could be sold at the 325<sup>th</sup> commemorative anniversary celebration. Greg Kurey will be presenting to the various Township committees to generate volunteer help. A West Chester University student will be helping to coordinate the event.

The meeting was adjourned at 7:57 PM.

Respectfully submitted,

Quina Nelling  
Secretary/Treasurer