

**BIRMINGHAM TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MEETING OF JULY 14, 2009**

The regular July meeting of the Birmingham Township Planning Commission came to order at 7:30 in the Township Building. The following were present: Chairman Nick DiMarino, Members Scott Boorse, Mary Pat McCarthy, Scott Towler, Debbie Hineman, Eric Hawkins, Pete Davenport and Doug Marshall, Solicitor Fronefield Crawford and his Associate Andrew McReynolds, and Township Engineer Jim Hatfield.

Minutes of the June 9 meeting were corrected as follows: Page 3, last paragraph: We do not have an ordinance for temporary signs in the Commercial and Historic Commercial Districts. The corrected minutes were approved (Boorse, Hineman).

Arden Forge: Chuck Oliva, of Stantec Engineering, presented what he “wished” could be a Final Plan for the Arden Forge property development into two buildings comprising less than 7,000 square feet of office space. Referring to a July 7 letter from the Township Engineer, Mr. Oliva said the number of employees (affecting the required number of parking spaces) was still unknown. Owner Gary Whelan said the owners are restricted in that they can’t provide more parking and still keep the old buildings. Mr. Oliva emphasized that they’re trying to maintain both two-story structures. In response to the Hatfield letter:

1. They’ll go to HARB.
2. a. They’ll apply for a demolition permit for the log “addition.”  
b. A 20-foot buffer is impossible; they’ll apply for a waiver.  
c. & d. Will comply.
3. Will comply.
4. Will request a parking variance; can restrict delivery vehicles.
5. Mr. Hatfield reported that the Township Solicitor had confirmed that a 20-foot buffer is required around the entire perimeter of the property. Mr. Crawford said the buffers are already non-conforming so they’ll need a variance.
6. The truck dock and porch on the south side will be removed.
7. Trash can be stored inside.
8. Will seek a variance.

Co-owner Anthony Diver emphasized that the landscaping will be a key element in keeping the property attractive and maintaining its historic character.

9. Will comply.
10. They want to tie into a public sewer system if possible.
11. Will try to comply, but there’s not much land available for public dedication. Mr. Boorse suggested curbs to keep cars from parking on the grass. Mr. Oliva said they’ll examine this, but must be careful about changing drainage patterns.
12. ROW requirements would be very tough.
13. through 20. Will comply. Mr. Oliva noted that they will actually be reducing some impervious coverage.

Mr. DiMarino said the Planning Commission can not reach a decision with so many open issues and asked the applicants to somehow make their calculations to arrive at a plan that complies with the Township regulations, especially parking. Mr. Boorse noted that a June 24 letter had been received from the County Planning Commission addressing these issues. Mr. Crawford said that, when requesting relief, the applicant must tell why they think they should be granted variances. E.g., if there is too much (building) square footage, it must be justified or reduced. Mr. Hawkins warned that large truck deliveries will be a problem. Mrs. Hineman guarded against worsening the current drainage problem (on "Lake Clouser"). Mr. Oliva predicted it will be better than the existing situation. Mr. Towler wants to see the stormwater management plan. Mr. Hawkins suggested that they may be better able to accommodate a walking trail than a bike trail. Mr. Hawkins wondered if a traffic signal would require more ROW. Mr. Hatfield said the DVRPC had signalization there on its 12-year plan; Mr. Marshall said that was probably related to the Route 202 widening. Mr. Hatfield suggested that an architectural rendering would be helpful in showing the township officials that this will be a good re-use of historic property. Mr. DiMarino emphasized that we want this plan to succeed and hopes that the applicants can comply enough to make it happen. Mr. Crawford noted that the township needs a time extension for the plan. Mr. Oliva agreed to it.

Member of the public John Abramson, 311 Brinton's Bridge Road, stated that, having tried to maintain the quaint character of the locale himself for the past couple of decades, he is concerned that this plan may change the character. He also said that the property does not perc. Mr. Whelan assured him that the appearance will be an improvement on what's there now. Mr. DiMarino repeated that we want the plan to succeed and that we do not want additional problems for the neighbors.

Piazza Mazda/West Chester Acura: Adam J. Brower, P.E., of Edward B. Walsh & Associates, Inc., displayed a plan showing these two properties on the west side of Route 202 between Old Wilmington Pike and Brinton's Bridge/Dilworthtown Road. The plan proposes a drive giving off-street access between the two dealerships. Mr. Brower said the applicant was looking for feedback to the concept. The Mazda property is already in excess of 50% impervious coverage and this plan would add a total of 460 square feet of impervious coverage. Also, the plan proposes to move some lighting and make it more uniform. There was discussion of the issues of possibly exchanging more impervious coverage in the front for less in the back, whether or not there are conditions on the originally-approved plans that would preclude this cross access, documentation for any easement rights (e.g. temporary vs. permanent), and the change in the number of parking spaces. Mr. Crawford concluded that this could be an amending of existing land development plans and would only need a ZHB variance if it is worsening an existing non-compliance. Mr. Hawkins noted that the list of waivers on the plan displayed was not applicable to the proposed plan. Mr. Hawkins also asked for information about the original variances or special exceptions granting the excess impervious coverage. Mr. DiMarino asked that the plan be submitted showing the lighting plan, impervious coverage changes, and parking changes. Mr. Hatfield said to submit it as a Land Development Plan, laying out the parking spaces. Member of the public Jacquie Roach, 1025 Meetinghouse Road, asked where the water drains to (Mr. Brower was not sure) and

if cars must currently move from one property to the other by going onto Route 202; she suggested that access roads are better than going onto 202.

East Bradford Comprehensive Plan: Mr. DiMarino reported that the plan is very extensive and that the elaborate RPOS is supported by a 1% township earned income tax. Mr. DiMarino will leave the CD of the plan at the township bldg. for any PC member to view (or make copies of the CD) to get feedback, then prepare a letter to our Supervisors for their August 3 meeting.

Mr. DiMarino determined that the Westtown Township minutes should be sent to Mr. Boorse, since he is on the WC Regional Planning Commission. Mr. DiMarino reported on a session describing Landscapes2 and said everything is on the website at [www.landscapes2.org](http://www.landscapes2.org). The billboard ordinance will be discussed at the next meeting. Mr. DiMarino suggested that PC members examine it using different numbers in the blank spaces to see how that changes the conditions.

The meeting was adjourned at 9:08 p.m. (Hineman, Davenport).

Respectfully submitted,

Jacquie Roach