

**BIRMINGHAM TOWNSHIP PLANNING COMMISSION**  
**Minutes of the Meeting of June 14, 2011**

The regular meeting of the Birmingham Township Planning Commission was called to order at 7:30 p.m. in the Township Building when Chairman Nick DiMarino declared a quorum. Members in attendance were Debbie Hineman, Scott Towler, Scott Boorse, Mary Pat McCarthy and Pete Davenport. Eric Hawkins was absent. Solicitor Fronefield Crawford was also present.

The minutes of the meeting of April 12, 2011 were approved without change (Boorse, Hineman, all in favor). The Planning Commission did not meet in May.

Mr. DiMarino asked for comments on the Pennsbury Township Comprehensive Plan, noting that Pennsbury is larger in area than Birmingham but smaller in population and that more than half of the area is open space. A vote was taken to recommend the plan to the Supervisors with the comment that the PC found nothing in it that would be a problem for Birmingham Township (Hineman, Boorse, all in favor).

Accessory Structure Ordinance: Mr. Crawford explained that the proposed draft ordinance (version 061311) was intended to regulate the size, location and appearance of accessory structures. It proposes to avoid placing accessory structures in front yards and defines front yards as the façade side of the principal building. The proposal limited size to 24-foot height, made the footprint and square footage relative to the principal building but subject to a maximum, and regulates some setbacks. Appearance would be compatible with the principal building. Mr. Crawford said all numbers were up for discussion, including setbacks not already covered in the existing ordinance. This ordinance does not propose to limit the number of accessory structures. Ms. McCarthy noted that the numbers would not allow swimming pools on single family lots in Birmingham Hunt. Audience member Lloyd Roach asked if the ordinance would eliminate 3-car garages on most lots.

After a few questions, a discussion arose about the necessity for the proposed ordinance and the concepts of over-regulating and property rights. Some members thought that the original idea was to regulate large lots, but that the current proposal goes beyond that. Mr. DiMarino explained that the Supervisors felt guidelines were needed; he asked if and what the members wanted to regulate (with regard to accessory structures). When asked by the Chairman, no member wanted to regulate appearance, size or setbacks of accessory structures. Mr. Crawford was thanked and complimented on his work.

With no further business, the meeting was adjourned at 8:12 p.m. (Hineman, Boorse, all in favor).

Respectfully submitted,

Jacquie Roach  
PC Secretary