

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting May 8, 2018

The regular meeting of the BTPC was called to order by Ms. McCarthy at 7:30pm in the township building.

PRESENT: Nick DiMarino, Scott Garrison, Eric Hawkins, MaryPat McCarthy, Christopher Nash, Frone Crawford, Esq.

ABSENT: None

Also Present: Peter Anastasiadis, Developer
Adam Brower, Project Engineer (Edward B. Walsh & Assocs., Inc)

A motion to approve the minutes of the March 13, 2018 meeting was made by Mr. DiMarino and seconded by Mr. Garrison. Motion carried unanimously.

1360 Old Wilmington Pike Preliminary Sketch Plan Presentation

Mr. Adam Brower, Engineer with the Anastasiadis's presents a sketch plan of the projected development of the 1360 Old Wilmington Pike property.

The Anastasiadis's have acquired the property with an existing house and barn on it. The property is located in the R2 zoning district and consists of 4 acres in a rectangular lot. In spite of it being a rectangular lot, it has been challenging to come up with a good layout for the proposed three homes. There is a 10 to 15 foot high embankment along Old Wilmington Pike. He showed a sketch of where the property is located on a map. He indicated that they have permits to remove the existing barn and house.

The uniqueness of the property has driven the proposed layout of the three lots -- there will be a common drive for the three lots utilizing the current driveway. Many challenges led them to the current layout. There is about a 20% sloping area toward the back of the tract so they needed to be cognizant of the storm water management not being too close to the tract line that adjoins the houses on the backside of the property. The lots will have public sewer and water and they plan to make the utility cuts to the road in a place that doesn't require cutting through multiple locations along the high embankment.

Mr. DiMarino asked what the slope is front to back. Mr. Brower states that they have not had the actual field survey completed yet, but according to the GIS document it is close to 20%. Rather than installing a storm water basin at the tract line, they plan to have individual storm basins for each house rather than one large one. The proposed sketch is for three lots approximately 1-1/4 acres each with a common driveway along the Old Wilmington Pike side of the tract for the two houses closest to Rt. 202.

Mr. Nash asked about the age of the existing structures on the property. Mr. Peter Anastasiadis stated about 1850. He also indicated that they have received permits to demolish those structures as well as EDU's for connecting to the existing sewer along Old Wilmington Pike.

Ms. McCarthy asked what size houses they are planning to build. Roughly 2800 to 3000 square foot are the proposed footprints. She also commented that the common driveway is sometimes

a hard sell from a real estate perspective. They had originally looked at other options to provide more road frontage for each lot, but with the required setbacks, the lots became very small and the storm water management more challenging. Mr. Crawford stated that this proposed design seems to follow the current contours of the existing land better than the other option.

Mr. Crawford asked about the design of the storm water systems. Mr. Brower stated it will all depend on the soil testing results. But they hope to have individual underground systems that can capture the two-year storm requirements. Mr. DiMarino stated that a very good storm water plan will be required since there are existing houses below these lots. Mr. Brower refers to other systems he has designed for similar situations that use a T discharge that will be in a subsurface system. He will work with Mr. Hatfield on the design. Additionally, he plans for a stone drainage system along the shared driveway that can also be a pull-off for cars utilizing the driveway at the same time. They are not sure if they will need to go before the conservation district or not, if they are required to do so, they have very stringent rules for water run-off that will need to be met.

Mr. DiMarino stated that the big issues that the PC has addressed with the proposed sketch plan tonight are:

1. Drainage
2. Shared driveway

Mr. Crawford asked if they foresee the need for any variances during the process? Mr. Brower stated that everything seems to be compliant currently.

Ms. McCarthy asked if they have reached out to any of the neighbors yet? Mr. Brower indicated that they wanted to come before the PC first for input. They are planning to plant some trees for buffering purposes.

Ms. McCarthy asked when they plan to have an official plan for the PC to review? They expect to be back in about two months. They hope to have a plan in the next month that will go to Jim Hatfield for his initial review. Ms. McCarthy stated for planning purposes that the PC requires a minimum of two weeks to review the plan prior to our meeting.

New Business:

Motion to adjourn the meeting was made at 8:01pm by Mr. Garrison and seconded by Mr. Nash and approved unanimously. Next meeting is scheduled for June 12, 2018.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary