

**Birmingham Township Planning Commission (BTPC)**  
**Minutes of the meeting March 8, 2016**

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, Mary Pat McCarthy, Frone Crawford  
ABSENT: Dan Hill

A motion to approve the minutes of the January 12, 2016 meeting was made by Eric Hawkins and seconded by Scott Garrison. Motion carried.

**Public Comment:**

The Patio property owner is present at the meeting and indicates that they have a lease to purchase agreement with Stoltzfus and they plan to build a 10,000 sq ft service building.

**Design Standards for Commercial Properties**

Jim Hatfield has provided color coded maps for the PC to use when working through this issue. Mr. DiMarino asks about the two categories under the mixed use section of the current ordinance...one allowing special exceptions. However, the current mixed use category does not allow for any type of residential. Mr. DiMarino highlights decisions to be made are: should the categories be condensed, should a new mixed use category be added that includes a residential aspect and should the corridor be differentiated by the east and west side of Route 202. First Mr. Crawford suggests looking at the uses within each zone. Discussion ensues about the positives and negatives of keeping C3 zoning. Mr. Crawford suggests other ways to discourage the potential building of businesses that are not favorable to the township. Mr. DiMarino has asked Jim Hatfield to revise the map to include the portions of the various properties that extend into Thornbury township and include the zoning for those properties also; in order to verify that our zonings are in essence working together. Mr. Crawford states a need to keep at least two zones...although there seems to be reasoning for the four zones historically speaking. The discussion leads to the conclusion that it may not be necessary to reduce the number of zones. However, it would be prudent to adjust the zoning to include a mixed use in the C1 and C2 zones. Mr. Crawford will draft some items for next month's meeting looking at the area and bulk wording to verify that the height and building size restrictions will be enough to limit certain types of buildings that would not be ideal in the township.

**Compiling Easements and Deed Restrictions on Wastewater and Stormwater Control Facilities in the Township:**

The responsibility for the 81 areas is spread as follows:

- 27 by HOAS
- 30 by individual homeowners
- 22 by businesses
- 2 by Birmingham Township

Outfalls from the stormwater discharge areas are required to be inspected by the township every four years. Stormwater is collected into a stormwater management system, the water is then discharged in the outfall location. The actual maintenance is the responsibility of the homeowner or HOA. However, if the maintenance is not performed, does the responsibility can then fall to the township? Mr. DiMarino states that it is necessary to understand where the responsibility lies for the various aspects of stormwater and then to make sure it is communicated to the correct people.

Mr. Crawford states that there are different levels of responsibility. If there is deterioration Mr. DiMarino is going to invite Jim Hatfield to the next meeting in order to hopefully finalize this issue.

Mr. Crawford thinks that the future of stormwater management may include DEP requiring retrofitting instead of simply maintenance. The worst case scenario would be that the township decides to not retrofit the systems and then DEP will potentially place a moratorium on building in the township.

**New Business:**

Eric Hawkins is representing the PC on a special subcommittee reporting to John Conklin working on updating the historic guidelines within the township.

Motion to adjourn the meeting was made at 8:34pm by Nick DiMarino and seconded by Mr. Garrison and approved unanimously. Next meeting is scheduled for April 12, 2016.

Respectfully submitted,

Jennifer A. Boorse  
PC Secretary