

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting March 10, 2020

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

PRESENT: Scott Garrison, Eric Hawkins, MaryPat McCarthy, Brendan Murphy, David Shields

Also present: Frone Crawford, Esq

A motion to approve the minutes of the February 11, 2020 meeting was made by **Mr. Garrison** and seconded by **Mr. Shields**. Motion passed unanimously.

Zoning Ordinance Revisions for Accessory Structures and Alternative Energy

Mr. Crawford notes that in the most recent red-lined version that he sent out incorporates all the changes that have been discussed and agreed upon throughout the past months of work. Although there are many edits, here are the ones that occurred from the decisions made at the February meeting:

14.b.1 – consensus was to allow by right on the rooftop of single-family dwellings and commercial buildings; it will be by special exception on all other principal or accessory buildings any zoning district with the exception of the historic district. Rooftop arrays shall not exceed a height of three feet above where they are mounted and if they are located on a flat roof-top they shall not exceed the parapet surrounding the flat roof.

14.b.2 – ground arrays are allowed by special exception as accessory structures in any zoning district or as principal uses by special exception in commercial districts. He notes that if it is a ground array, it will comply with the set-backs noted in the existing ordinance for either a principal use or an accessory use set-back.

Also included in this version is the consensus to limit ground arrays to 10' in height.

Townhouses are by special exception as they are attached single family dwellings.

Solar farms are permitted on commercial properties.

Mr. Garrison made a motion to recommend approval of the revised Ordinance changes to #122-Zoning as it relates to Accessory Buildings, Lot Lines and Solar Energy Systems. Motion seconded by Brendan Murphy and passed unanimously.

New Business/Public Comment:

Ms. McCarthy asked Mr. Shirring if there is anything that the PC should be working on at this time? Should we review the signage ordinance again since we have new

commercial buildings being proposed and also new owners of some existing commercial buildings. It seems like it would be a good time to review it again.

Motion to adjourn the meeting was made at 7:52pm by Mr. Hawkins and seconded by Mr. Garrison and approved unanimously. Next meeting is scheduled for April 14, 2020.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary