

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting July 12, 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, Dan Hill, Mary Pat McCarthy, Frone Crawford

Also Present:

ABSENT:

A motion to approve the minutes of the June 14, 2016 meeting was made by Scott Garrison and seconded by Nick DiMarino. Motion carried unanimously.

Public Comment: None

Commercial Zoning Ordinance/Design Standards for Commercial Properties

Mr. Crawford reviewed correspondence that he emailed to the BOS and the PC members regarding the updated draft Commercial Zoning Ordinance. He had previously reviewed this information with Kristin Camp, township solicitor, in order to include her input in the draft ordinance.

Mr. Crawford has submitted the proposed changes to the Ordinance. The proposed changes eliminate C-3 and move some of the heavier uses currently in C-3 to C-2 by conditional use only. Discussion ensues about some of the definitions in the new ordinance pertaining to nightclub establishment, public place of amusement, and multi-family housing and whether it would be an aged restricted type of housing, assisted living. Mr. Crawford will make a change to include language specific to age restricted housing.

Mr. Crawford added in language for the PC to consider, regarding outdoor storage that will allow for such storage only when an applicant applies for an exception before the Zoning Hearing Board. This would be cross-referenced with limitations of use in C-1. The PC agrees this is good language to have in the ordinance.

Mr. DiMarino asks about the change in front yard distance change from 70 ft to 60 ft. Mr. Crawford says that in most districts it is 50 ft. So this change is a little closer to those.

Kristin Camp made some suggestions also: (1) to add a definition of assisted living facility; (2) to allow a personal service shop by right and not require a special exception in C1; (3) to allow a car rental as part of C2 and (4) issue of outdoor storage. The PC discusses the personal service shop and decides that perhaps a definition of personal service shop will help to protect the township best if it is to be allowed by right.

Jim Hatfield also made updates to the map of the commercial district based on the proposed changes in the Ordinance.

Mr. DiMarino made a motion to recommend the updated ordinance be passed onto the BOS with the amended changes made tonight. Motion was seconded by Mr. Hill and passed unanimously.

Compiling Easements and Deed Restrictions on Wastewater

Mr. DiMarino is going to follow up with Mike Shirring to see whether the BOS wants the PC to proceed with this or not.

Developable properties remaining in Township

Mr. DiMarino has finally received the information on the remaining five large parcels left undeveloped in the township. Below are noted the ones with easements and the ones without:

- * 21 acre lot on Webb Road
- * 5.5 acre adjacent lot on Webb Road
- * 18.8 acres on Brintons Bridge Rd has no record of any easement
- * Two properties on Wylie Road have Brandywine Conservancy Easements
- * Meetinghouse Road may have a Brandywine Conservancy Easement but it seems unlikely.

New Business:

Mr. Hawkins has an update on the special committee. One was recommendation coming from them is to combine HARB and the HC. They also want a more simplified application process for applicants.

Motion to adjourn the meeting was made at 8:21pm by Mr. DiMarino and seconded by Mr. Hawkins and approved unanimously. Next meeting is scheduled for September 13, 2016 unless there are items that require a meeting in August.

Respectfully submitted,
Jennifer A. Boorse
Planning Commission Secretary