

**DRAFT**  
**Birmingham Township Planning Commission (BTPC)**  
**Minutes of the meeting June 14, 2022**

The regular meeting of the BTPC was called to order by Ms. McCarthy at 7:00pm.

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

ABSENT:

Also present: Adam Brower, PE (EB Walsh & Assocs) Richard Orlow (Piazza Mgmt Company), Kim Venzie and Ed Foley (township solicitors for the Planning Commission)

Mr. Murphy made a motion to approve the March 8, 2022 minutes. Motion was seconded by Mr. Garrison and it passed unanimously.

**VMDT Partnership 1350/1360 Wilmington Pike Land Development**

Adam Brower is in attendance tonight to present the preliminary VMDT land development plan. The upgrades to each of the buildings for service write-up areas have already occurred at the Mazda dealership, the Jaguar/Land Rover (formerly Acura) and now lastly is the Hyundai dealership. The plans will be adjusted per some recent decisions and re-submitted. The plan is still in flux and some changes to the auxiliary building and parking will be coming back with some changes in the next month. They are no longer planning to build the addition on the current Acura building for the service write-up area. They have provided the required neighbor notifications to 24 neighbors. There are no neighbors in attendance this evening.

Mr. Brower noted that they will be in compliance with all of the items noted in the Arro Engineering letter dated April 6, 2022. Mr. Brower noted that he has had conversation with Dave Schlott, township engineer regarding item #4 under Zoning – since they are actually decreasing impervious coverage, they are simply showing what landscaping is already in place on the plan. The only lighting changes will be in the front and thus will not impact the neighbors. Ms. McCarthy asked if they are adding additional customer parking. Mr. Orlow noted that they have off-site parking for inventory and thus will have some additional parking for customers.

Mr. Shields asked if the plans are being redone and resubmitted to the township? Mr. Brower confirmed this is happening, but he wanted to come before the PC tonight to see if there were any major issues that might need to be addressed in the re-submission. This project has an extension letter that runs through July 31, 2022.

Mr. Hawkins asked if the property is subject to an existing conditional use? And if so, do the updates comply with the existing conditional use list? In light of the consolidation of the two lots into one, Mr. Foley asked if both of the properties are governed by the existing Conditional Use. They should also to verify compliance with the zoning

variance. Mr. Orlow noted that there was an issue with having two signs on one property but that should be moot with the consolidation of the two lots into one.

Mr. Hawkins asked Mr. Brower how much of the review letter has already been addressed? Mr. Brower noted that he has adjusted the plans to comply with about 85% of the items noted. He has a couple of storm water items to go over with Mr. Schlott before he re-submits the plans.

### **Stillman Volvo 1290 Wilmington Pike Land Development**

Mr. Brower is in attendance tonight to present the preliminary land development for Stillman to add a 600 square foot accessory one-story building in the northwest back corner of the lot. The building is for vehicle service. They will be removing 3 parking spots and this still remains in compliance with the township requirements. They will not be changing the lighting. They have provided documentation of the required neighbor notifications to 26 neighbors. There are no neighbors in attendance this evening.

Mr. Hawkins asked if the new building will affect the stormwater management that is already in the same area on the existing lot. He stated that the water will have to be re-directed to go through the building. Mr. Brower noted that he allowed for the when he was designing it. Mr. Hawkins noted that the plans don't show electric, water or sewer going to the new building. Mr. Brower stated that is correct - they are not proposing that the building will have electric, water or sewer to it. He did not state what they plan to use of the building for. The Planning Commission would like to know the exact use of the building before they render a recommendation. Ms. McCarthy also asked for an aerial view of the lot with the new building in the re-submission of the plans.

Mr. Hawkins asked if they still use well water? Mr. Brower stated he believes they still use a well, but that they did tie into the public sewer that was available.

Ms. Venzie asked what the height of the building will be. Mr. Hawkins stated that the re-submitted plans should have more detail on them.

Mr. Hawkins thinks that this original land development was subject to a conditional use and would like the township to look into this. Mr. Brower does not think that it was subject to a conditional use. Ms. Venzie stated that it is worth verifying.

Ms. Venzie asked if there is an Operation and Maintenance agreement for storm water already? Mr. Schlott said they noted that this in the review letter.

Mr. Shields asked if the building is next to a transformer and noted they need to be cautious of any underground conduit.

Ms. Venzie asked about the timeline for rendering a decision. Mr. Brower noted the applicant will provide an extension.

Mr. Hawkins made a motion to continue this review until the next meeting when the re-submitted plans and updated township engineer review letter will be available. Mr. Shields seconded and it passed unanimously.

**New Business/Public Comment:**

Motion to adjourn the meeting was made at 7:51pm by Mr. Murphy and seconded by Mr. Garrison and approved unanimously. Next meeting is scheduled for July 12, 2022.

Respectfully submitted,  
Jennifer A. Boorse  
PC Secretary