

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting February 13, 2018

The regular meeting of the BTPC was called to order by Ms. McCarthy at 7:55pm in the township building.

PRESENT: Scott Garrison, Eric Hawkins, MaryPat McCarthy, Frone Crawford, Esq.

ABSENT: Nick DiMarino, Steven Johnsen

Also present: Sherry Kerstetter, owner 1150 & 1180 Meetinghouse Road
James Fritsch, PE, Regester Associates, Inc.
Susan and Bob Ayd, 1142 Meetinghouse Road

A motion to approve the minutes of the January 9, 2018 meeting was made by Mr. Garrison and seconded by Ms. McCarthy. Motion carried unanimously.

Kerstetter Lot Line Change (1180 Meetinghouse Rd):

Mr. Fritsch of Regester Associates would like to discuss Ms. Kerstetter's final minor subdivision plans for the two lots located at 1150 and 1180 Meetinghouse Road. The two tax parcels contain a total of 21.463 acres and are zoned RA (Residential/Agricultural district). Tax parcel 65-3-16 contains 12.75 acres and that is the property that currently contains Ms. Kerstetter's house. Tax parcel 65-4-20.1 contains 8.713 acres and is a vacant lot. The final minor subdivision plan proposes to convey 1.317 from tax parcel 65.316 to tax parcel 65.4-20.1. Mr. Fritsch shows the existing property line on the plan and shows the sliver of property that is proposed to be moved from the one tax parcel to the other.

Mr. Fritsch notes that they are in receipt of a review letter from Jim Hatfield, the township engineer, dated January 17, 2018. The letter is short and basically has two comments. The letter notes no objection to the following waiver requests: (1) from meeting all requirements for a preliminary plan; (2) from providing construction and open space plans, and (3) from providing a conservation plan. Since there is no plan construction, Mr. Hatfield sees no objection to the township granting these waivers.

Mr. Hatfield's other comments notes that there are existing iron or concrete markers indicating property corners on sheet two of the plan. He notes that all corners that are not currently marked, should be properly marked with either iron pins or concrete markers. The applicant has added a fourth waiver to the requests listed above. The fourth request is a waiver for the concrete markers as they plan to mark the property corners with iron pins.

The applicant is requesting final subdivision plan approval tonight with the requested waivers. Mr. Fritsch has brought a letter outlining the four waiver requests for consideration tonight.

Ms. McCarthy asked what the purpose of the subdivision is. Mr. Fritsch indicated that it is to convey additional property to the vacant lot in order to have both lots over the 10 acre requirement for the farmstead exclusion under 319.

Mr. Crawford asked about the deeds for each property. He notes that they need to have the deeds differentiated in order to keep them separate.

Mr. Ayd asked if the corners of the lots are staying the same? He also asked if the intent is to build. Mr. Fritsch stated that the property is buildable as it currently is; the lot line change does not affect the ability for the property to be built on. Mr. Fritsch stated that according to current zoning there is 3.5 acre net requirement. Doing quick math, with 21 acres, possibly 5 lots but he is not certain with all the other requirements. They have not done the calculation for this, since it is not the objective of the applicant.

Mr. Fritsch provided a letter from DEP indicating that no planning modules are required since this project does not meet the definition of a subdivision under the PA Sewage Facilities Act.

The applicant is requesting for a final minor subdivision plan approval tonight with the four subdivision waivers. Mr. Hawkins made a motion to the BOS to recommend approval of the final minor subdivision plan and grant the four proposed waivers. Mr. Garrison seconded the motion and it passed unanimously.

New Business:

Mr. Boorse states that the BOS would like the PC to formally review the zoning ordinance provision that deals with Alternative Energy Systems, section 122-105.8. The PC will look at the surrounding townships and how they handle this issue during their review process.

Motion to adjourn the meeting was made at 8:18pm by Mr. Hawkins and seconded by Mr. Garrison and approved unanimously. Next meeting is scheduled for March 13, 2018.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary