

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting July 13, 2021

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: Kim Venzie, Esq
Mr. Brower, Richard Orlow, Esq
Mr. Hutter, Mr. Atkins, Mr. Hanna, Mr. Patrenta

A motion to approve the minutes of the May 11, 2021 meeting was made by **Mr. Murphy** and seconded by **Mr. Garrison**. Motion passed unanimously.

Review Jaguar/Land Rover Land Development Plan for 1330 Wilmington Pike

Mr. Brower, PE, is in attendance to present the land development plan for the move of Jaguar/Land Rover from Route 3 to this dealership. Ultimately the Acura dealership will move to 1350 Wilmington Pike, just two doors down.

The original plan came to the township last fall as just a grading permit. He stated that there is no additional impervious coverage. However due to the demands of the auto dealership service industry they are adding a north side service write up (35x60 addition). Also, they are adding an additional storage area in the back for oil and tires. These changes will add an additional approximately 2,000 square feet to the building. They are adding some additional green space area and islands around the back corner on the west side. When you net out the increase in green space from the additional building space, there is an increase in the building footprint of about an additional 1,000sq feet – this is what triggered this improvement to become a land development plan. Originally, they did not have final input from the corporate side about whether they needed the additional building space, so they started in the fall with just a grading permit.

Mr. Hawkins asked if there are actual plans that we can review? Mr. Brower stated that three sets of plans were submitted to the solicitor to determine if they would require a land development plan. The plans were sent to the PC via email in a PDF form. Mr. Hawkins stated that the ordinance requires paper plans to be submitted. Mr. Brower responded that he submitted what the township requested, but he will definitely comply if the township wants more paper copies.

Mr. Shields asked for clarification - do they have a permit for phase one which is just demo and rebuilding in the original footprint. Mr. Brower confirmed that is correct. The

additional changes are what made the project need to go back through a land development plan.

Mr. Brower then asked if there will be an August meeting or not. Mr. Shields responded indicating that normally the August meeting is cancelled due to vacations, however, we will be discussing potential dates later in the meeting to find an acceptable date for an August meeting since there are projects on the clock.

Mr. Shields asked to review the main components of this project again – there are an additional 2000 square feet of building area, less impervious space, a little bit more landscaping/green space. Mr. Shields asked if there was any stormwater management discussed or required in phase one? Mr. Brower stated that no that was not a change in phase one. The township engineer did notice that the original basins were silted in (they were created in the 1970s) and it was suggested that they take the time to renew them to their original volume. That is part of phase one – but is not any new stormwater management.

Mr. Hawkins asked if they can explain how they are adding a larger building but the impervious coverage is decreasing. Mr. Brower stated that is correct because the new building is going in where there is already impervious coverage – he showed this to the Planning Commission on the set of plans. Mr. Hawkins asked if they need a new Penn Dot permit for the location. No, they do not need a Penn Dot permit. He also asked if the population/clients will increase? They don't expect that to increase. Land Rover is more popular than Jaguar.

Ms. McCarthy asked about inventory. Mr. Brower stated that they meet the inventory requirements that Land Rover/Jaguar corporate mandated but not with 50 spaces to spare. As far as additional inventory goes, they have extra storage space on the lot on Dilworthtown Road behind the Wawa.

Mr. Hawkins asked about signage and lighting changes. Mr. Brower responded that lighting will have two lights on the south side will be raised up in elevation by about two feet due to now being located on an island. Mr. Orlow stated they do not have the sign package from Land Rover/Jaguar yet from the factory. Ms. McCarthy stated that she thought she saw an additional sign that is covered up (closer to the hotel). Once they receive the sign package from the factory, they will determine if they need a variance. At the Mazda store all the signage that was required by the factory, except the name Piazza, was approved by right and they were told by Mr. Jensen they needed a variance for that change. Mr. Orlow has written to Mr. Jensen for clarification on this and has not heard back from him yet.

Mr. Shields asked if they are going to have to stop construction between phase one and phase two? They have construction drawings for phase two and they are ordering materials due to the supply shortages.

Mr. Brower provided his set of plans to Mr. Hawkins and they will share PDF copies with the remaining members.

Radley Run Country Club

Mr. Kurt Hutter, resident of the township, member of Radley Run and also on the Board of Governors for Radley Run. Also in attendance are Colin Hanna a member of the Club and also a member of the Board of Governors, as well as Mark Patrenta the new General Manager from the Club who joined them in March and Brian Atkins from SR3 Engineers.

Mr. Hutter recaps the project since they already presented the proposal to the Planning Commission at the March 2021 meeting. As a quick overview, not much has changed. They are still using the same rendering of the building, which is an 8000 sq foot new two-story golf clubhouse overlooking the 18th green. Currently the existing clubhouse is on the east side of the Country Club Road. The proposed new building will be across the street where there are three other buildings (the golf pro shop, the Kennelman's House and the cart staging barn. Concurrently they are doing a renovation of the existing club house – this will not be part of the land development plan. Currently they hold banquets and events in the lower level of the existing clubhouse. The combined plans (building the new clubhouse and renovating the existing one) will move the casual dining and the locker rooms from the top level of the existing clubhouse into the proposed new clubhouse (locker rooms on the lower level and casual dining and a halfway house on the upper level). This proposed project will make the country club facilities more competitive with other local country clubs. Per their bylaws the membership had to vote on these proposed changes and they did so.

One change that has occurred since March is that they have deleted the parking spots on the east side of Country Club Road. Some other items previously discussed in March were trash pickup, deliveries and the 75-foot radius of the entrance to the new clubhouse for fire trucks and emergency vehicles (basically a cul-de-sac), and parking. As far as deliveries, they have decided as an organization to maintain the deliveries at the existing clubhouse as that has a loading dock and the necessary refrigeration storage for the supplies. They will then shuttle necessary daily supplies to the new building and shuttle the trash back to the existing trash facilities. This will help to eliminate any unnecessary noise that would occur with truck backing up to the new building while members are golfing.

Architecturally the building is still the same and they do not foresee any need for variances or waivers. They will know this for certain after township review.

Next, he addressed the 16 proposed new parking spots in front of the Kennelman's house. They are also planning 42 parking spots across from the existing clubhouse behind the ninth green – they want to add these in a phased approach. The reason they want to phase this parking is because their goal is to be a more competitive country club. In their heyday the golfer membership was 275-300; they are currently at 212.

They have various membership levels, but they have all dropped similarly. With membership is down and the usage of the facility for events also down considerably from its heyday, they want to hold off on adding all of the proposed parking until the membership numbers warrant it – in one to two years.

They will have the building plans completed in August for both the existing clubhouse and new clubhouse and are hoping to have those reviewed concurrently with the land development plan in order to break ground in November. They have stopped taking reservations for the current banquet facilities effective November 1. They realize there are a number of permits they still need to obtain but they are hoping to continue the forward momentum as the project construction will take 8-10 months to complete.

Mr. Hawkins asked if they are planning to renovate both the lower and upper levels of the existing clubhouse to host events. They are focusing on the upper level as they don't have the money to re-do the lower level at this time. They are planning to have a 200-seat capacity on the upper level. They are planning to make it more aesthetically pleasing with lots of glass and a vaulted ceiling look. They are planning to leave the lower level as is currently.

Ms. McCarthy asked for clarification on the new clubhouse in terms of banquet facilities? Mr. Hutter indicated that they are only planning for that space to be used for golfers and regular casual dining – not for any special events. Ms. McCarthy again raised the parking issue with the proposed two venues – one for members and one for special events. They are planning to add 16 spots on day one. Not including the proposed 42 spots that they want to hold off on, they will have 171 spots. Existing parking is spread around the area of the buildings – 67 around the existing clubhouse, 17 across from the clubhouse, 28 in another lot, adding the 16 spots and then they have a gravel lot on the other side of General Lafayette (used for valet parking which will be more than the 40 that they show on the plan as valet parking can be much closer than normal parking spots). Once the 42 additional spots it will take the number up to 213. They attempted to figure out the parking needs for peak demand – 3 spaces per tee; 1.4 spaces per 100 square feet of the 4000 square foot casual dining (although some of those people will also be the golfers); plus one space per three seats of the 200 person special event facility and the peak employees of 25. The peak of all of those numbers will definitely be covered by the 213 number. Two other items to keep in mind are that they do use valet parking for special events.

Mr. Atkins noted that another item to consider which will address some of the parking issues is that many members own a golf cart and drive that to the facilities rather than a vehicle.

Ms. Venzie clarified that they are not planning to meet the peak required parking that they have calculated without the 42 spots.

Mr. Atkins stated that pursuant to the discussion that occurred at the previous sketch plan review in March, they are planning to conjoin the seven parcels in order to

eliminate any need for the many variances that would have been required if they remain separate parcels.

Mr. Hawkins asked about steep slope issues? Yes, they are addressing these issues. They have a number of places where the slopes approach 25%. They are proposing a retaining wall and planning to address the ADA requirements also.

Ms. McCarthy asked about the stormwater management issues that were discussed in March. These issues will be addressed with a basin to mitigate this on lot 19 south of the existing cart barn. It will be an infiltration basin with an under 72-hour drain time limited storage to meet the NPDS requirements. Ms. McCarthy notes that all the other proposed changes they are discussing don't impact any homeowners directly except this.

The Kubackes are the adjacent homeowners and they are in attendance this evening. They have met on location with Mr. Hutter and the engineers - as part of the plan they are committed to maintaining a landscape barrier and they are committed to locating this along the property line.

Mr. Murphy asked Mr. Hawkins if the phasing of the additional 42 parking spaces matters in the land development process. Ultimately it would but the applicant should present this phasing with a proposal such as limiting the full usage of the event space until the 42 parking spots are added. It can definitely be handled so as not to hold up the entire project.

Mr. Hawkins notes that it appears that the plans have not officially been presented to the township – yet the Planning Commission is already beginning the review.

New Business/Public Comment:

Discussion ensued about when to have the August meeting due to conflicts with the original meeting date. The date for August will be Wednesday, August 25, 2021 at 7:00pm.

Motion to adjourn the meeting was made at 8:36pm by Mr. Murphy and seconded by Mr. Shields and approved unanimously. Next meeting is scheduled for August 25, 2021 at 7:00pm.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary