

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting September 14, 2021

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

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

Also present: Kim Venzie, Esq
Dave Schlott, Jr., PE
Kurt Hutter
Adam Brower, PE, Richard Orlow, Esquire and Teresa Sunnergren

A motion to approve the minutes of the August 25, 2021 meeting was made by **Mr. Murphy** and seconded by **Mr. Garrison**. Motion passed unanimously.

Review Radley Run Country Clubhouse Improvements Preliminary/Final Land Development Plan

Mr. Kurt Hutter is in attendance requesting an extension for the time clock on the project through the end of November 2021. He provided a letter to the township with this official request. The largest issue that is still outstanding and holding up the project at this point is parking. They have made some progress on the issue as they met with the township engineer on site last week and came to a consensus on the number of existing parking spaces and they revised the parking tabulation document. They are hoping to have this issue ready for presentation at the October Planning Commission meeting.

VMDT Partnership - Jaguar/Land Rover Dealership (1330 Wilmington Pike) Preliminary/Final Land Development Plan

Mr. Brower is in attendance with Richard Orlow, Esq. representing the owner and Teresa Sunnergren from Stuart & Associates to present the landscape plan that unfortunately, was not included in the original submission that was already reviewed.

Tonight Mr. Brower would like to address the engineer review letter from Arro dated September 9, 2021 which is a manageable list of items that can be incorporated into the project/plan. For the most part all items are "will comply". There are a few items under the Zoning section that he would like to discuss with the Planning Commission tonight. They are all items that involve the existing dealership and they would like to see if they can be exempt due to being already existing.

Under the Zoning section of the review letter:

#1 They will make the adjustment to make the parking in this area the required 9.5 feet in width. They will lose one parking spot by making this change.

#2 is one of the discussion items that Mr. Brower would like to have the Planning Commission's input. There are a couple lights that will be added to the plan due to the curbs changing. However, there is one existing light that is near the private property line adjacent to the rear of the property. They will be improving the situation in that the new lights they will be using will have shields on them but the existing light will not meet the requirements as it's existing and the applicant is hoping that the Planning Commission can waive that requirement. Mr. Shields asked for clarification that the existing lights don't meet the footcandle requirement.

#3 is the landscape plan which will be addressed after the letter issues.

#5 they have verified that the ladder truck they used was the appropriate size for the turnaround radius. The Fire Marshall has reviewed previous plans but will need to review this plan proposal and submit a letter indicating compliance.

#6 they will comply with moving the loading berth to the end to be in compliance with this request.

Mr. Shields asked about signage. They are not ready to discuss this tonight as the corporate factory creates their own signage package and the applicant has just received this information and will process it and handle that under a separate permit.

Under the Subdivision and Land Development section of the review letter:

#7 will comply

#8 will comply

#9 will comply once the letter is received from Aqua

#10 will comply

#11 will comply

#12 they are requesting a waiver to be able to consider this as a preliminary/final compliance due to the limited scope of this project

Under the Stormwater Management section of the review letter:

#13 will comply

#14 this is the other waiver that they discussed last month - requesting waiver due to the decrease in impervious coverage.

#16 they will be in compliance. The existing stormwater on the north side comes down to the one basin and they will verify that the existing piping will allow for the 100-year flood capacity in the underground bedding

#21 they will comply with the adjustment

All other items not specifically addressed by number, are “will comply”.

Ms. McCarthy asked Mr. Schlott if he has any outstanding issues that were not addressed by the applicant tonight. Mr. Schlott stated that from his standpoint, there are no items addressed in this letter that are insurmountable and that the applicant should be able to meet all of these reasonably without major changes to the plan. The only item that he has not reviewed yet is the landscape plan – but that is now available for him to review but he doesn’t anticipate many comments regarding that plan.

Ms. Sunnergren presented the proposed landscape plan to spruce up the existing dealership landscaping. She showed a color photo of the plan palette that they plan to use. They already have designed and implemented the Mazda dealership landscaping. They will be using perennials and grasses to accentuate the architecture of the buildings and have a cohesive look between the two adjacent dealerships. They will be removing the existing two Ash trees as they are diseased with Emerald Ash Borer, they will be replacing them with three upright English Oak trees. They are also planning to fill in some of the gaps in landscaping to the western buffer as there are some dead evergreen trees or empty spaces which will be filled in at this time.

They will also be adding some simple landscaping to both the existing and new islands within the parking lot. It will be simple and staying within the curbs. Ms. McCarthy asked if the plantings will be native to the area and Ms. Sunnergren agreed.

Mr. Shields made a motion to recommend that the BOS grant preliminary/final approval to the land development plan for the VMDT Partnership Jaguar/Land Rover development subject to compliance with all the outstanding issues in the Arro engineering letter dated September 9, 2021. Additionally, the Planning Commission has no objections with the waivers that have been requested. Seconded by Mr. Murphy and approved unanimously.

Historic District Overlay Map Amendment and Amendment to HARB Guidelines

Ms. Venzie presented the proposed changes/updates to the Historic Corridor Overlay Map and the HARB Guidelines that have been a work in progress for the past couple of months. She explained the background of the Historic District Overlay map and that originally it was supposed to be 300 feet along the Birmingham Road corridor; yet over the years it was errantly changed due to carbon copying of the map and somehow increased on the map and no longer followed the actual written ordinance. The proposed change will ultimately remove 14 homes on Crest Drive in the Knolls of Birmingham and 10 homes in the Fieldpoint development from the impact that being

within the Historic District has on any renovations these homeowners intend to do on their properties. This change was recommended by the HARB Committee. The change is basically to +/-300 feet and will now follow the lot lines of these properties and not extend to the exact distance which may fall a couple of feet into the property. This change is intended to streamline the process and not force a homeowner whose property falls within the Historic Corridor by a couple of feet, to need to go through the HARB process when the majority of their property doesn't impact the historic nature of the corridor.

This proposed ordinance change will also update the materials recommended within the HARB guidelines. HARB worked with an historic architect to propose these new materials in the guidelines since building materials are constantly being improved and should periodically be updated to what is currently available to homeowners.

Mr. Garrison made a motion to recommend approval to the BOS to adopt the updated Historic District Overlay Map and the updated HARB Guidelines. Seconded by Mr. Hawkins and approved unanimously.

New Business/Public Comment:

None

Motion to adjourn the meeting was made at 8:08pm by Mr. Garrison and seconded by Mr. Shields and approved unanimously. Next meeting is scheduled for October 12, 2021.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary