

**BIRMINGHAM TOWNSHIP  
PLANNING COMMISSION MINUTES  
November 11, 2008**

The regular meeting of the Planning Commission was called to order by Chairman DiMarino promptly at 7:30 p.m. at the Birmingham Township Building. The following Township Officials were in attendance:

Nick DiMarino	Chairman, Planning Commission
Eric Hawkins	Vice Chairman, Planning Commission
Debbie Hineman	Planning Commission Member
Janet Decaestecker	Planning Commission Member
Doug Marshall	Planning Commission Member
Peter Davenport	Planning Commission Member
Scott Boorse	Planning Commission Member
Andrew McReynolds	Solicitor, Planning Commission
Mary Pat McCarthy	Planning Commission Secretary

Absent were Planning Commission Member Scott Towler and Solicitor Frone Crawford

Approval of October 14, 2008 Minutes- (Hawkins\Hineman) to approve the October Minutes with no changes.

**1) Proposed Amendment to the Zoning Ordinance to address Accessory Uses in a Planned Residential Development**

The Commission reviewed the proposal to change the ordinance Chapter 122 Section 66 E for uses in a PRD proposed in the letter dated November 7, 2008 by Kristin Camp with the Law Firm of Buckley, Brion, McGuire, Morris and Sommer LLP

Scott Boorse made a motion to approve with no changes the items mentioned in Kristin Camp's letter of November 7, 2008. Doug Marshall seconded the motion.

This was done with the following recommendation: Allow the Planning Commission time to review any proposed Amendments to the Zoning Code or ordinances prior to the meeting in which a motion is required. The PC members do not want to make meeting night decisions without a chance to understand the details of the subject being decided..

The one question posed was "has the Chester County Planning Commission been given notice?" We think that an amendment to the Zoning Ordinance is required by state law to go to the County Planning Commission. They are then to report back to this Planning Commission and the Board of Supervisors. They have 45 days to respond.

**2) Definition of Impervious Coverage** – Solicitor Crawford had sent a definition of Impervious Coverage to the Planning Commission Members for their review. Chairman DiMarino suggested that we review it this evening and send it with the previous amendment changes.

**Motion made to approve the definition of impervious to be as is and that it be sent to the BOS**

**Commercial Districts – This item is completed. Based on work by Solicitor Crawford, Chairman DiMarino stated that the current zoning of commercial properties appears adequate for current township needs. The issue is management of future development and modifications. This will be best managed by careful definition and control of green space and impervious cover.**

**3) Open Space—Properties of Interest were discussed by the members and additional names were given to the committee for further research. It was recommended that the committee identify 3 key properties and send a letter to the Board of Supervisors identifying these as Properties of interest. The Commission will review this at the next meeting. We need to make sure we have criteria that are appropriate.**

**Doug Marshall stated there would be a matrix that explains the rationale for the selection. . RPOS will be asked to review, comment on and possibly add properties before a final draft is developed. After that a final version will be sent to the BOS.**

**Delaware Valley Regional Planning Commission – Doug Marshall will phrase a letter to the BOS with prioritized suggestions for the DVRPC in response to their recent 202 survey.**

**No other business the meeting adjourned 8:48pm (Hawkins/Hineman)**

**Respectfully submitted,**

**Mary Pat McCarthy**