**Amity Township Conditional use Public Hearing – PINEAPPLE LANE, LLC**

 **Public Hearing Minutes**

## March 20, 2014

## **Call to Order/Pledge to the Flag**

The Amity Township Conditional Use Public Hearing for Pineapple Lane, LLC was held on Thursday, March 20, 2014, at the Township Municipal Building at 2004 Weavertown Rd, Douglassville, PA 19518. The meeting was called to order at 7:00PM by Chairperson Kim McGrath, followed by the pledge to the flag. The following were in attendance:

### SUPERVISORS

Kim McGrath, Chairperson

Paul Weller

Terry Jones

 David Hackett

### STAFF

Charles Lyon, Manager

 Pamela Kisch, Secretary

Joan E London, Solicitor, Kozloff/Stoudt

The Public Meeting was recorded by the stenographer.

Chairperson McGrath turned the meeting over to the Solicitor, Joan E. London, at 7:01PM.

Ms. London stated the Public Hearing was being held, pursuant to the Municipal Planning Code and as advertised in the Reading Eagle on Wednesday, March 5, 2014 and Wednesday, March 12, 2014. Ms. London introduced Exhibits into the record. Ms. London added an additional exhibit, the Amity Township Zoning Ordinance adopted on December 9, 1991, recorded as Exhibit Number 9. She explained after all testimony is given, the Board of Supervisors may adjourn to an Executive Session to deliberate for a decision under Pennsylvania law. If a decision is not reached this evening, a date certain would be supplied as to when a decision will be made. Final Board decision will be mailed to the applicant.

This public hearing was being held to consider the Conditional Use application submitted by Pineapple Lane, LLC and Jennifer Greenwald, concerning the unoccupied property located at 207 East Old Philadelphia Pike in Douglassville, PA. The applicant proposed using the second and third floors for office use rental space and the first floor being used as a conference and meeting space, with a warming kitchen, which could be used for hosting small social events. The hosting of social events is a non-conforming use, which is what necessitated the public hearing for conditional use.

London requested parties of interest to step forward and enter their appearance. No parties responded.

Mr. Thomas Keenan of Keenan, Ciccitto, & Associates appeared as council for the applicant, Pineapple Lane, LLC. Mr. Keenan introduced the individuals working with Mrs. Greenwald. After being introduced, they were sworn in for testimony:

Jessica Zeigler-Cihlar – Village Architecture and Preservation

Thomas Zeigler – PE, Inc. Structural Engineer

Roger Lehmann and Stephen Tabakelis – All County and Associates, Inc, Engineers

Mr. Keenan explained the property is located in the Light Industrial Office Zone, which allows the uses proposed with the exception of hosting social events. In his and Mrs. Greenwald’s opinion, allowing this conditional use would continue to fit in with the neighboring uses and preserve the historic nature of the home.

Jenny Greenwald provided a power point presentation, which Mr. Keenan said would be marked as Applicant’s Exhibit 1. Upon conclusion of the power point, Mr. Keenan introduced Mr. Lehmann, who brought a plan for the Leaf Creek House. Mr. Keenan stated the power point presentation would be introduced into the record as Applicant’s Exhibit 2. Ms. London asked to go off of the record to allow documentation of the exhibits at 7:30PM. Ms. London requested to be put back on the record at 7:35PM. Mr. Lehmann provided specific details on how they propose connecting to public sewer, and estimating they will need only one EDU. Ms. London asked if the applicant had inquired to the Township for the purchase of the EDU. Mrs. Greenwald stated she had initiated contact and was aware of the pricing. Mr. Loomis asked if there was public water onsite. Mrs. Greenwald confirmed there was not. Mrs. McGrath questioned what was being done with the basement. Mrs. Greenwald explained renovation of the basement will be considered at a later date; as their main concern was brining the home up to required codes. Mr. Kenneth Wells, current property owner, was sworn in by the Stenographer to give his statement. He and his family have lived in this home for over twenty-five years and were worried the home would be purchased and maintained at a low level or left to deteriorate over time. Mr. Wells was very happy to see Mrs. Greenwald’s plan to preserve the historic character of the home. Ms. London asked if the property was located in the flood plain. Mr. Wells confirmed it was. Mrs. McGrath asked about the pool on the plan. Mrs. Greenwald stated it is an above ground pool, which will be removed.

Mr. Keenan concluded his presentation.

**EXECUTIVE SESSION**

With there being no further questions, the Board adjourned to an Executive session at 7:44PM. The Board returned from Executive Session at 8:03PM, at which time Ms. London went back on the record. Mr. Jones made a motion, seconded by Mrs. McGrath to grant approval to the Conditional Use application, subject to the following conditions: Ms. London read aloud the conditions to be met: the applicant must connect to public sewer and purchase the required number of EDU’s as determined by the Township, allow easement to Leaf Creek Trail if requested by the Township, and comply with all Township, State, and Federal laws.

Mrs. McGrath asked for a Roll Call:

Terry Jones – yes

Paul Weller – yes

David Hackett – yes

Kim McGrath – yes

Motion passed, unanimously. The meeting was adjourned at 8:05PM.

Respectfully submitted,

Pamela Kisch

Secretary