

Amity Township Conditional use Public Hearing – MB Investments & Dotterer’s Auto Service

Public Hearing Minutes

October 8, 2014

Call to Order/Pledge to the Flag

The Amity Township Conditional Use Public Hearing for MB Investments and Dotterer’s Auto Service was held on Wednesday, October 8, 2014, at the Township Municipal Building at 2004 Weavertown Rd, Douglassville, PA 19518. The meeting was called to order at 6:03PM 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, Township Manager
Pamela Kisch, Secretary
Brian Boland, Solicitor, Kozloff/Stoudt

The Public Meeting was recorded by the stenographer.

Chairperson McGrath turned the meeting over to the Solicitor, Brian Boland, at 6:03PM.

Mr. Boland explained the Public Hearing was being held for the purpose of considering the conditional use application, submitted by MB Investments’, owner and Dotterer’s Auto Service, lessee of the property known as 47-63 Ben Franklin Highway, on the East bound side in Amity Township. The proposed use as an automobile and truck repair, maintenance and inspection facility and computer repair was submitted to the Township, seeking relief from Article 4, Section 405 (c) of the Amity Township Zoning Ordinance. Mr. Boland presented the following Township exhibits: conditional use application, proof of publication in the Reading Eagle, affidavit of posting by the Secretary, affidavit of posting of the property by Steve Loomis. Mrs. Kisch and Mr. Loomis were sworn in to testify of their postings. Mr. Boland asked Mr. Loomis to affirm that the posted address was actually located at 47-63 East Ben Franklin Highway, not 3 Riga Lane, as the posting affidavit showed. Mr. Loomis concurred. Mr. Boland resumed entering Township exhibits: certified mail receipt for the hearing notice sent to Mr. DeGennaro, certified mail receipt for the hearing notice sent to Mr. Loomis, and copies of the notice of hearing which was mailed to adjoining property owners. Mr. Boland asked for parties of interest to step forward. Hearing no response, he began the public hearing. Mr. DeGennaro, counsel for the applicant, introduced Mr. Robert Scott Dotterer as the sole witness for the applicant. Mr. Dotterer was sworn in by the stenographer. Mr. Dotterer stated he has been in the auto repair business for 37 (thirty-seven) years, and has been performing State Inspections for one and a half years. Trucks repaired at this location will not exceed 17,000 pounds. There will be two employees, himself and his twenty-five year old son. His son also repairs computers. Dotterer’s Auto Service proposes to occupy 1226 square feet, approximately half of the building, which is located in the Eastern most portion of the Western corner of the building. There will be one bay, approximately sixteen feet wide by twelve to fourteen feet high, with two lifts inside. Mr. DeGennaro

introduced the applicant’s Exhibit 1, asking Mr. Dotterer to point out the portion of the building which they will occupy. Mr. Dotterer pointed out the exact location for the Board. Eight parking spaces will be provided for this business. An additional parking space will be handicap accessible, if required by the building code or PENNDOT. Vehicles with large repairs, like engine replacement, or tires scheduled to be installed will be the only outside storage. All vehicle repairs will be completed inside. Mr. Dotterer stated they will not sell cars or fuel on the premises. Junk vehicles or untitled cars will be kept on site. Signage will conform to the limitations as described in the Amity Township Sign Ordinance. Mr. Loomis agreed to provide a copy to Mr. Dotterer. Cars will be parked on the stone or macadam; not on the grass, and no parking will be allowed along Ben Franklin Highway. Mr. Dotterer explained he is unable to perform State Inspections without a Certificate of Occupancy, and will be signing the lease if granted conditional use by the Board. Mr. Boland asked if MB Investments consented to the application as presented. Mr. DeGennaro affirmed. Mr. Boland asked for public questions or comments, or cross examination of the witness. Mr. Loomis stated a Zoning Permit must be submitted. Mr. DeGennaro stated he would submit one tomorrow. Mr. Weller asked about hours of operation. Mr. Dotterer replied they will be open 9:00AM until 5:30PM. Mr. Dotterer stated there were no plans for making changes to the structure of the building and that he did not have floor drains on his side of the building. With no further questions, Mr. Boland concluded the public hearing, turning the meeting back over to Chairperson Kim McGrath at 6:26PM.

The Board discussed the testimony off the record. At 6:34PM, the Board went back on the record. Mr. Weller moved, seconded by Mr. Hackett to grant the Conditional Use of MB Investments and Dotterer’s Auto Service, based upon on the testimony provided by Mr. Dotterer. Motion passed unanimously.

Mrs. McGrath made a motion to adjourn, seconded by Mr. Weller. Motion passed, 4-0. The meeting was adjourned at 6:35PM.

Respectfully submitted,

Pamela Kisch
Township Secretary