

# **Amity Township Board of Supervisors**

## **Continuance of the Conditional Use Public Hearing – JC Investment Group, LLC Minutes**

June 7, 2023

### **Call to Order**

The June 7, 2023, Conditional Use Public Hearing was reconvened for JC Investment Group, LLC, held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania and called to order at 7:02PM. The following were in attendance:

#### **SUPERVISORS**

Kim McGrath, Chairperson  
Dave Hackett, Vice Chair  
Paul Weller  
Terry Jones  
Kevin Keifrider

#### **STAFF**

Troy Bingaman, Manager  
Brian F. Boland, Kozloff/Stoudt Attorneys  
Steve Loomis, Director of Codes and Life Safety  
Pamela Kisch, Township Secretary

A stenographer was present for the Continuance of the Conditional Use Public Hearing. The stenographer's transcript shall be the official record of this hearing.

Mr. Boland stated the public hearing was being reconvened to consider conditional use approval for the storage of Daniel Boone School District transportation vehicles on the property located at 335 Monocacy Hill Road, in accordance with Article 32, Section 408(c)(3) of the Amity Township Zoning Ordinance.

Mr. Boland recognized parties of interest present: Dennis and Rebecca Bauman, 5 Valley Road, George Thompson, 43 Valley Road and Mr. Thompson's son Mike Thompson.

Mr. Boland turned the hearing over to the applicant's counsel, Paul Troisi, of Barley Snyder.

Mr. Troisi stated he would be calling only one witness. Tim Krise, Krise Transportation, Inc., was sworn in. Mr. Troisi asked Mr. Krise to explain what type of business and services would be performed at 335 Monocacy Hill Road. Mr. Krise stated the business would be for operation and maintenance of school buses for the Daniel Boone School District. Mr. Boland asked how many buses would be operating from the site. Mr. Krise stated it would be approximately 70 buses and non-CDL vehicles. The number and types of vehicles stored at the site could fluctuate depending upon needs. Maintenance to fleet vehicles would be similar to how personal vehicles are maintained. Mr. Krise stated any significant maintenance would be done at the dealership. The buses are about one year old and all under warranty. Maintenance would be minimal. There would be no engine or transmission work done onsite. Mr. Boland asked if maintenance would be done Monday through Friday and if maintenance would only take place inside. Mr. Krise stated maintenance workers don't

typically work after 5:00PM. Most maintenance would be done inside but something minor could be done outside if necessary. Maintenance would be there while buses are out transporting students, like 5:45AM to 9:00AM and then again mid-day to about 5:45PM, with occasional games that could end as late as 10:30PM. Mr. Keifrider asked if vehicles would be washed. Mr. Krise stated they would be washed off with a pressure washer only, no soap or detergent, to remove what they collect from the roadway. Mr. Keifrider asked if there was a hard deadline for moving the vehicles from the school. Mr. Krise stated he was told by the district all vehicles must be gone by July 1<sup>st</sup>. Mr. Jones asked if Krise provides transportation at any other districts in the area. Mr. Krise stated they do, about six other districts in the area. Mr. Jones asked if those buses would be stored at this site. Mr. Krise stated they would not. Mr. Krise testified some buses will be used for Summer School and would rarely run on Saturday or Sunday. Mr. Krise stated they want the buses stored there but not seen by everyone. The property is fenced with a gate for access and already has cameras. Mr. Krise stated there could be a banner out at times, for recruitment of employees. Mr. Krise testified how he would like buses to pull into an open space and park, and then get their personal vehicle to leave. Mr. Krise stated it was not his preference to have the bus idle while the employee pulls their vehicle out of the space and pulls the bus into that same space. Mr. Krise testified diesel vehicles would need to be warmed up on colder days in the winter, but this would be done in stages and not all at once. Mr. Jones asked about snow scrapers. Mr. Krise stated every location now has snow scrapers. Mr. Jones had concerns about paving and whether Krise would be willing to share the cost to repair the road due to the weights of vehicles. Mr. Krise stated they run large vehicles on other roads and have not had issues, and asked what triaxles are contributing to the Township for those repairs. Mrs. McGrath asked how much more time is left on the contract with the DBSD. Mr. Krise stated six years remain. The contract requires buses to be no more than 10 years old. Mr. Krise stated inspections would be performed onsite for their fleet only and fuel would only be used for fleet vehicles. Mrs. McGrath asked whether there would be stacking of buses. Mr. Krise stated times change each year, with the bulk of traffic being between 6:30-7:00AM. Mr. Krise stated he tells drivers they need to be at 10 mph lower than the speed limit and stated he'd prefer if there are any issues with drivers that he's made aware. There will be no outside storage, as tires are picked up, they would not be piled. Mr. Krise offered the Supervisors to visit the site in Upper Perkiomen Valley School District to see how operations are handled. Mrs. McGrath asked how the land development process would be handled should the Board grant the Conditional Use. Mr. Boland stated land development plans must be submitted showing where buildings are and will be, etc. A land development plan would be necessary for the site where the landscaping business is moving and where the buses will be stored. Mr. Jones asked if conditions could be imposed with requirements such as land development and permits being obtained, that if those conditions aren't met the tenant could be notified to vacate? Mr. Boland affirmed it could be done that way. Mr. Keifrider asked that if a timeline could be imposed as a condition. Mr. Boland affirmed. Mr. Povilaitis stated land development plans are being worked on currently and he hopes to have the plans submitted between late July and early August.

Mr. Bauman asked if the fuel tanks were above or below ground. Mr. Krise stated they are currently above ground. Mrs. Bauman stated there has been a lot of vandalism lately and is worried kids will see shiny buses and bring vandalism into their neighborhood. Mrs. Bauman stated the property is not fenced completely and was worried about where the water runoff would go. Mr. Povilaitis stated the entire property is not fenced. Mike Thompson asked if there was any chance the part of the property adjoining 43 Valley Road could be used by the buses. Mr. Povilaitis stated that was a possibility in the future. Mr. Boland stated if the use was to expand, meaning additional space was necessary, a new land development plan would be required, and additional landscape buffering or screening could

be required through that process. Mike Thompson asked if the Board permitted the requested use for six years could another business come and do the same thing. Mr. Boland stated only uses that are permitted in combination in that Zoning District would be permitted.

Mr. Boland asked if the Supervisors had any questions. The Board had no further questions.

Mr. Troisi stated he had nothing further.

With no further questions, Mr. Boland stated the Township Exhibits 1 through 8 were entered into the record. Applicant Exhibits A1 and A2 (site plans) were entered into the record.

Mr. Boland closed the record and hearing at 7:49PM.

Mr. Boland stated the Board would meet and come up with a decision. The Decision and Order will be made within 45 days, as required by Ordinance, unless waived by the applicant.

Respectfully submitted,



Pamela L. Kisch  
Township Secretary