

Amity Township Board of Supervisors

Conditional Use Hearing – Mary Urban

May 15, 2024

Call to Order

The May 15, 2024, Conditional Use Hearing for Mary Urban, 308 E. Ben Franklin Highway, held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 6:00PM, by Chairperson Kim McGrath. 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
John Weber, LTL Consultants
Steve Loomis, Director of Codes and Life Safety
Pamela Kisch, Township Secretary

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

Mrs. McGrath turned the hearing over to Mr. Boland at 6:00PM.

Mr. Boland stated this was the date and time set aside for the hearing to consider the Conditional Use Application of Mary Urban to have an automobile service station on the property located at 308 E. Ben Franklin Highway, located in the Highway Commercial (HC) Zoning District. The hearing was properly advertised in the Reading Eagle on 4/24/2024 and 5/1/2024.

Mr. Boland introduced Township Exhibits 1 through 8 into the record and asked if Mary was present. Donald Urban stated Mary is his mother, who is not in good health. Mr. Boland asked if the two properties on SR422 identified on the application with PIN numbers ending in 7071 and 7896 would be subject to the Conditional Use. Mr. Urban affirmed. Mr. Boland asked Mr. Urban to address the Board and explain how they propose using the property.

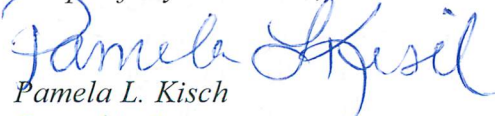
Mr. Urban stated they would like to keep the property and make it profitable. They currently have a tenant who would like to use the bays for automotive service repair. The tenant would perform automotive service repairs in bays located in the one building. Vehicles would be parked in the front and in the rear as shown on the aerial view of the property projected on the meeting room TV. Mr. Urban stated they would eventually like to use the (4) buildings and a conference room as rentals, but currently have the bays only rented. Mr. Urban stated he had been performing maintenance at the property for his father long before he passed away. His father took pride in the appearance of the lot and kept it from becoming an eyesore. He intends to do the same. Mr. Boland stated the hearing this evening is to consider the automotive service repair use in the HC Zoning

District. Any other use must go through Mr. Loomis to determine whether the use is permitted. Mr. Boland asked how many employees the tenant has. Mr. Urban stated it would be the tenant and his son working in the bays, with a small office area to complete their paperwork. Mr. Boland asked what hours repairs would be done. Mr. Urban stated he was unsure. Mr. Boland asked if they currently had a garage. Mr. Urban stated they have a garage and equipment and have expressed interest in adding an additional above ground lift. Mr. Boland asked how many parking spaces would be available to the tenant. Mr. Urban stated the tenant would have access to about 60 spaces but anticipates he will only use 15 to 20 spaces, keeping crashed vehicles parked out back. Mr. Boland stated the Board recently granted a similar use with the condition the garage have an “active agreement” to perform repairs to prevent junk cars from being stored. Mr. Boland stated the Board also made it a condition that only cars and trucks be stored at the location. Mr. Urban stated he was not aware of any other types of vehicles that would be parked on-site. Mr. Boland asked if a condition requiring vehicles to have current license, registration and inspection be an issue. Mr. Urban stated he’s aware there may be some vehicles currently out of inspection as they await repairs necessary to pass inspection. Repairs would be done on-site and sent elsewhere for the actual inspection. Mr. Boland asked if he was aware of any outside storage such as drums, waste oil, tires, etc. Mr. Urban stated he was not aware of any. Mr. Boland asked if Mr. Urban was aware of any other facts. Mr. Urban responded he was not. Mrs. McGrath asked if there was any plan for the property in the back. Mr. Urban stated there was some interest from a dump truck company, but that has yet to materialize. Mr. Urban stated the property out back is not in the HC and the garage would restrict access to the back. Mr. Jones stated the property has been used for this purpose for years, making it a non-conforming pre-existing use. Mr. Urban stated for approximately 25-30 years it has been. Mrs. McGrath asked if the dumpster was for his property. Mr. Urban stated it was, the pool guy has one, as does he. Mr. Keifrider asked if they currently had any tenants. Mr. Urban stated they have a tenant in all 3 residential units. Mrs. McGrath stated one of the biggest concerns with the use would be unsightly outside storage. Mr. Urban stated he intends to keep the property neat and orderly like his father always has, by keeping vehicles waiting on parts or larger jobs on the property out back. Mrs. McGrath asked where the tenant’s current garage was located. Mr. Urban stated the tenant worked for another garage in the vicinity of Black Jax and the property was sold. Mr. Keifrider recommended Mr. Urban make the tenant aware of all conditions as imposed and impress upon them the need to keep the property nice, especially along the front. Mr. Urban agreed he would do so, adding he doesn’t want to clean up someone else’s mess. Mr. Urban stated he assumed the hours would be 8AM until 5PM or in that range and wouldn’t imagine they would be working outside late. Mr. Boland stated conditions could include hours of business, as well as types of repair and times those repairs could be performed outside.

Mr. Boland asked if the Supervisors had any further questions. Hearing none, Mr. Boland asked if the public had any questions. Hearing none, Mr. Boland entered exhibits 1 through 8 into the record and stated the Board has 45 days to issue a Decision & Order but will likely have it prepared for adoption at the June 19th meeting.

Mr. Boland closed the hearing at 6:27PM.

Respectfully Submitted,


Pamela L. Kisch
Township Secretary