

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 13, 2016

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Municipal Building located at 2004 Weavertown Road, Douglassville, Berks County, PA. The meeting was called to order by Chairman Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller, Chairman
Terry Jones, vice Chairman
Dwight Buckwalter
Steve Chieffo
Julie Marburger

Staff

Mr. Kevin Musheno, Kozloff Stout, Solicitor
Mr. John Weber, LTL Consultants, Engineer
Mr. Troy Bingaman, Township Manager
Kathie Benson, Planning Commission Secretary

Ms. Marburger moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of March 9, 2016. Motion Carried Unanimously.

Arbour Green-Preliminary Plan-72 Twin Homes(age targeted)-Boyer Engineering-Telville Corporation-Old Swede Rd

Original Submission October 11, 2015; Expires 1.9.16

Extension #1 approved: Expires 04.20.16

Mr. Boyer reported he prepared the NPDES Permit Extension Application. Mr. Chieffo recommended seconded by Ms. Marburger the Board of Supervisor's approve a 180 Day Time Extension to October 16, 2016. Motion carried unanimously.

Evolution Powersport Land Development-507 Ben Franklin Highway West-Boyer Engineering

Original Submission March 9, 2016: Expires June 7, 2016

Mr. Boyer discussed the following items in LTL's review letter dated April 8, 2016:

CONFORMANCE WITH ZONING ORDINANCE:

1. The property is located in HC. Mr. Detweiler stated he is planning a 22,000 square foot building designed as 11,000 square feet of showroom, 5,000 service, and 5,000 square feet for parts sales plus a wash bay. Mr. Jones recommended, seconded by Mr. Weller for the Board of Supervisor's to consider the plan as USE BY RIGHT and classify the property as Sales with Service & Parts uses, and view the ATV/MoPed Sales as Use By Right, negating the need for a Conditional Use Hearing for the Sales. Motion carried unanimously.

2. Mr. Detweiler would like to continue the use of the existing home.

Mr. Buckwalter moved seconded by Mr. Chieffo to recommend the Board of Supervisor's allow the residence to remain as an accessory use provided it will be for a caretaker. Motion carried unanimously.

3. The existing shared driveway was discussed. Neighbors Agreement and Easement will be needed to identify the exact location. Mr. Boyer stated the shared driveway has been in existence as long as he knew however, doing the land development, it makes sense to place on the plan and formally layout each owners responsibilities. The shared driveway access is the only means for the neighbors to get to their property and Mr. Detweiler has spoken Mr. Kling in preparation.

4. The site plan is to remove all existing buildings except the existing home. And build a 22,000 square foot building and place a shed at the back of the property to store parts.

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5. The Commission and Mr. Weber discussed the parking. Our current ordinance calls for 75 and the current proposed plan shows 16. Mr. Detweiler stated he has not needed more than that amount of spaces at any given time at his current location. A variance will be needed if all parking is not provided.

6. Mr. Jones discussed the Township may be interested in an emergency access easement at this site for another emergency access to Monocacy Hill. Mr. Boyer requested if this were provided would the commission consider a reduced fee in lieu of. The commission agreed to discuss.

CONFORMANCE WITH SUBDIVISION AND LAND DEVELOPMENT

1. Mr. Boyer requested this plan be reviewed as a preliminary/final. Mr. Weber responded an HOP would be required prior to receiving any preliminary approval.

2. Mr. Boyer agreed to provide a turning radius on the plan showing the site will meet the needs of fire apparatus.

4. Mr. Boyer & Mr. Detweiler will request waivers for the curbs, and planting islands in the parking area. They will also request a waiver to encroach the required 15' building setback by placing the spaces 5 feet from the building.

5. Mr. Detweiler would like to propose planting pine trees 5 per 100 linear foot along the buffer lines. Our ordinance requires 2 evergreens per linear foot along with 2 canopy trees and 1 ornamental tree. A waiver will be required.

6. The detention basin location was discussed. Mr. Boyer agreed to redesign the spillways more to the east. Mr. Weber will review when presented.

Mark & Christine Elliott-676 Old Swede Rd-Annexation-Boyer Engineering

Mr. Jones moved, seconded by Mr. Chieffo to accept the Plan for Review. Motion carried unanimously.

ZONING

Nothing at this time.

ORDINANCE

SIGN

The Planning Commission recommended the sign ordinance to the Board of Supervisor's 9/9/15. Prior to the Board of Supervisor's advertising and adopting the ordinance PSAT notified all Townships and Boroughs to be aware of a recent Supreme Court case decision on Signs. Mr. Boland and Mr. Weber reviewed and made suggested changes to conform with the limitations set by the Supreme Court Decision. The Planning Commission has the revised version and requested a track changes copy to review what the changes are prior to any recommendation. Mr. Musheno will discuss with his office to see it is provided.

OTHER PLANNING COMMISSION ITEMS

COMMENTS

ADJOURN

Mr. Jones moved seconded by Ms. Marburger to adjourn the meeting at 8:15. Motion carried.

Respectfully submitted,

Kathie Benson

Planning Commission Secretary