

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

January 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, and 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

Dwight Buckwalter  
Steve Chieffo  
Terry Jones  
Julie Marburger  
Paul Weller

Staff

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

Mr. Weller turned over the meeting to Mr. Musheno. Mr. Musheno opened the floor for nominations:

Steven Chieffo made the motion and Dwight Buckwalter seconded the motion to nominate Paul Weller as Chairman. *Motion carried unanimously by 5-0 vote.*

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

Terry Jones made the motion and Steve Chieffo seconded to close the nomination for chairman and elect Mr. Weller. *Motion carried unanimously by 5-0 vote.*

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

The meeting was turned over to Mr. Weller.

Steve Chieffo made the motion and Dwight Buckwalter seconded the motion to nominate Terry Jones Vice Chairman. *Motion carried unanimously by 5-0.*

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

Steve Chieffo made the motion and Dwight Buckwalter seconded the motion to close the nomination for vice-chairman and elect Terry Jones. *Motion carried unanimously by 5-0.*

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

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Mr. Jones moved seconded by Mr. Buckwalter to approve the minutes of Regular meeting November 11, 2015. Motion Carried 5-0.

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

Highmeadows Estates Phase 3-Section II

Original Submission 9.09.15; expires 12.8.15

Extension #1 approved; Expires 3.6.16

Mr. Weber reported TH Properties has been in contact about posting the Securities for the Agreements. He expects they will be at the February meeting with this issue resolved.

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

Mr. Chieffo moved seconded by Ms. Marburger to recommended the Board of Supervisor's grant the 90 Day Time Extension requested to April 16, 2016. Motion Carried 5-0.

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

Mr. Jones advised Mr. Boyer to consider a request for 180 Days if they continue to need more time after 04.16.16.

American Crane 2016 Land Development

Mr. Boyer and Mr. Norheim presented a land development plan they are currently looking at for their site. In the future they are looking at placing a building on the site however they would like to construct the driveway now for the radius turn around needed for moving cranes in and out of the site and build the detention basins for future building expansions. Mr. Jones made the motion and Ms. Marburger seconded to recommend the Board of Supervisor's allow the plan to proceed as an in-house review provided NPDES Permit and Securities and Improvements Agreements are a part if the review. Motion Carried 5-0.

Dwight Buckwalter - Yes  
Steven Chieffo - Yes  
Terry Jones - Yes  
Julie Marburger - Yes  
Paul Weller - Yes

Mr. Weber agreed this plan can be reviewed in this manner.

Evolution Power Sports-Ben Franklin Hwy-Detweiler Properties-Boyer Engineering-Concept Plan

Mr. Boyer and Mr. Detweiler presented a 3 1/2 Acre Parcel on Rt 422 they are looking at building a Motorcycle Sales & Service building and rent the existing dwelling. The area is zoned Highway Commercial and the two uses would need further review. The rental portion may possibly require zoning hearing for approval. Mr. Boyer requested an in house review. Upon Mr. Weber's recommendation this plan be reviewed as full land development due to the two uses requested, and Penn Dots review for a driveway. The commission declined the request and advised a full review would be required.

ORDINANCE

Nothing at this time.

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ZONING

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

888 OLD AIRPORT RD

Mr. Weber reviewed the concept plan at this time to locate a driveway on this property leading to the ballfields planned by Amity Township. The Recreation Board's comments will be taken into consideration when a final plan is developed. Mr. Weber will be review and discuss a low used Driveway Permit with Penn Dot prior to any further discussion on what is the best use of the property.

COMMENTS

ADJOURN

Mr. Chieffo moved seconded by Ms. Marburger to adjourn the meeting at 8:02PM. Motion carried 5-0.

Respectfully submitted,

Kathie Benson  
Planning Commission Secretary