

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING  
February 10, 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  
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. Buckwalter moved seconded by Ms. Marburger to approve the minutes of Regular meeting January 13, 2016. Motion Carried 4-0.

Dwight Buckwalter - 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 Items 3 through 9 in his letter are completed. The other items are housekeeping for TH Properties to address dating on the plan. Mr. Musheno reported the Securities and Improvement Agreements are close to being finalized.

Mr. Jones moved, seconded by Ms. Marburger to recommend the Board of Supervisor's approve Highmeadows Phase 3 - Section II Final conditioned upon all item in LTL's letter dated February 5, 2016 being completed. Motion carried 4-0.

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

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

Nothing at this time.

**B&S Storage:** Mr. Weller asked Mr. Weber if there is any further advancement with the in-house review. Mr. Weber stated to date he has not received any updated plans after his comments. Discussion followed about the violations with the site. Mr. Musheno stated any violations of our ordinance are subject to daily fines. Mr. Bingaman will follow up with codes for a status.

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**Bruce & Marcie Woods**-422E Property-Mr. Weller stated an update on the status of any violations to this site. Mr. Bingaman will follow up with Mr. Loomis and ask Code Enforcement to proceed with enforcement of any violations.

**Cul-De-Sac Streets** - Mr. Weller requested at the Amity Township Safety Committee meeting snow plowing and clean up after a storm in cul de sacs was discussed. They are hard to plows time consuming and costly to clean up and the township efforts could be better used elsewhere. He asked the commission to consider by ordinance not allowing them on any future plans. Our neighbor Exeter Township banned the use of cul de sacs in plans years ago.

ORDINANCE

Pamart-GPMX, LLC - Conditional USE

Nothing at this time.

ZONING

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

Prime Home Investments - Sewer Planning Module - 35 Ben Franklin Hwy

Mr. Jack N. Powell, PE, discussed a proposed plan at this location to install a Small Flow Treatment Facility discharging into an unnamed tributary to Monocacy Creek. Mr. Powell explained this is the best treatment alternative due to poor soil conditions. The system is designed as septic tank flowing through and an Ecoflo Filter and to a UV Light Disinfection Unit to a drainage discharge. He explains the discharge water is considered potable. Mr. George Swoyer spoke on behalf of his mother Gloria Swoyer owner of one of the properties that is effected by the discharge to the unnamed tributary. Mr. Swoyer stated he felt this would affect the future value of their property, and would adversely affect any possible well and septic to their site. Mr. Swoyer also stated he felt the constant discharge will cause the area to have constant wetlands. The planning commission has 60 days to comment on the system. John Weber will review and provide his comments to the Planning Commission and Board of Supervisors within the deadline.

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