

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 9, 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 7:07 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller, Chairman
Terry Jones, vice Chairman
Dwight Buckwalter
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

Mr. Weller began the meeting announcing Mr. Weber has been promoted to a partner at LTL Consultants, Inc. Mr. Daniel Levengood will be retiring and we wish him well. The Planning Commission all congratulated Mr. Weber and gave a round of applause.

Mr. Buckwalter moved seconded by Ms. Marburger to approve the minutes of the Regular meeting of February 10, 2016. 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

Mr. Boyer reported he is preparing the E&S Report and NPDES Permit Application. Mr. Weber advised the plan review expires next meeting. An extension or approval will need to be addressed at the meeting.

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

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

Mr. Boyer discussed the plan is to rent the existing home on the property and propose a 22,000 sf motorsport sales and service building with 7000 sf storage building, remove sheds and associated parking. Sewer is available. Mr. Jones moved seconded by Ms. Marburger to accept the plan for review. Motion carried 4-0.

ZONING

Christine Cushman - 733 Rosewood Dr - Garage Expansion- Mrs. Cushman explained she has expanded the original ranch home to a two story colonial. She is looking to expand the garage. Amity Township ordinance 403(e) requires a 10 foot setback and she is asking to encroach and set the garage 6 feet from the property line. Mr. Weller moved seconded by Mr. Jones to recommend the Zoning Hearing Board consider this application and approve the request. Motion carried 4-0. Mrs. Cushman stated her neighbors had no objection to the garage when she spoke to them. Mr. Weller advised her to have them attend the hearing and offer support.

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ORDINANCE

Barry Shirey- 6359 Boyertown Pike-Conditional Use-Intensive Agricultural Use

Mr. Boyer explained the applicant is looking to build two 63 X 700 foot buildings to house and raise Turkeys. Mr. Boyer stated they met most of the conditions as required in the ordinance. Mr. Musheno stated the plan will require consolidation of the two lots. The boundary line was discussed. The existing home on the lot was discussed. Mr. Weber stated Section 905b(8) allows the Dwelling Unit and Section 902 refers to an accessory use to the home. Mr. Mark Deal asked to speak as an adjoining property owner. He asked the board to consider the animal waste and the impact to the streams in the area. He stated there are wells in the area and wanted to be sure they are not contaminated. He has concerns for pollution to the waters of the Commonwealth. Mr. Weller stated the application was before the Planning Commission for their opportunity to comment. Mr. Weller stated he and Mr. Jones cannot form an opinion this evening. They as members of the Board of Supervisor must wait until the testimony at the hearing to begin forming their opinion. He advised Mr. Deal to attend the hearing and offer his opinion as testimony. Mr. Buckwalter stated he was for the plan as presented. Mr. John Weir a close resident from Exeter asked if he would be notified of the hearing. After a review it was found he is not within the area required for notification. Mr. Weller advised he was welcome to attend and offer testimony. Mr. Boyer also requested the plan be reviewed in-house and forgo the full review process. The planning commission agreed with Mr. Weber this plan requires full land development review.

OTHER PLANNING COMMISSION ITEMS

COMMENTS

ADJOURN

Mr. Jones moved seconded by Ms. Marburger to adjourn the meeting at 7:36. Motion carried 4-0.

Respectfully submitted,

Kathie Benson
Planning Commission Secretary