

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 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, 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

Staff

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

Mr. Chieffo moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of July 13, 2016. Motion carried unanimously.

ZONING

Robert J Snyder - Accessory Structure/Sign-PA Farm Table

Mr. Snyder requested to go first on the agenda. With no objections from Mr. Hunsburger & Mr. Boyer our first listed item, the Planning Commission reviewed and discussed the Zoning Hearing Application. Mr. Jones moved seconded by Mr. Weller to recommend the Zoning Hearing Board approve this application. Motion carried unanimously.

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

Original Submission October 11, 2015; Expires 1.9.16
Extension #1 approved: Expires 04.20.16
Extension #2 approved; Expires 10.16.16

The planning commission discussed the following items from LTL Consultants letter dated 08/04/16:

1. Improvements to Old Swede Rd to flatten vertical curbs will be addressed in the Penn Dot Application.
2. The Amity Township Fire Signal to be installed at Pine Forge Rd and Old Swede Rd was discussed. Mr. Weller, Mr. Weber and Mr. Bingaman will check their files to verify where the application and approval status is for the light.
- 3 Mr. Hunsburger & Mr. Boyer stated their answer to Item 21 under Conformance with The Subdivision & Land Development, this plan does not include a walking trail and Gazebo as previously approved.
4. Mr. Boyer & Mr. Hunsburger reported they are working on the details for the driveway slopes to comply with Item # 13 under Conformance with the Stormwater Management Ordinance.
5. Mr. Boyer and Mr. Weber reviewed Mr. Boyer's waiver request letter dated 07/20/16. They agreed to further review Section 307(Stormwater Ordinance)peak discharges. This may be reduce the waivers requested to seven(7).

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

Original Submission 03.09.16: Expires 06.07.16
Extension #1 approved 05.18.16; Expires 12.21.16

Mr. Boyer reported the Zoning Hearing is scheduled for Monday August 15, 2016.

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Barry Shirey-6359 Boyertown Pike-Turkey Farm-Boyer Engineering-Land Development

Original Submission 07.13.16; Expires 10.11.16

Nothing at this time.

ZONING

Detweiler Properties, LLC-Parking/Home-Evolution Powersport

Mr. Boyer stated they are looking for a variance to relieve the amount of parking spaces. Our ordinance requires 147 parking spaces, however he is asking to provide 17 parking spaces. Mr. Weller and Mr. Jones stated they do pass his current business location and generally see no more than 5 cars at one time. Mr. Boyer also discussed Mr. Detweiler would like to keep the existing home as a rental and not require the tenant to be a caretaker. Mr. Weller stated the township is not interested in having perfectly good homes destroyed. Mr. Chieffo moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board approve these two requests. Motion carried unanimously.

Richard Galada-Sign for Home Based Taxidermy Business

The planning commission discussed the location and understood the request to place a sign above his mailbox naming his in home business. Mr. Chieffo moved seconded by Mr. Weller to recommend the Zoning Hearing Board approve the request. Motion Carried unanimously.

ORDINANCES

Cul-de-Sac -Mr. Bingaman stated Mrs. McGrath has requested the commission reconsider an ordinance change to address cul-de-sac streets in the township. Mr. Weber provided a handout about cul-de-sacs and stated he compared our ordinance with other surrounding area regulations and feels Amity Township's Ordinance is relatively similar with the others. Mr. Weber also stated the current planning guidelines and trends recommend alternatives to cul-de-sacs. Many homeowners like them to keep traffic at a minimum in front of their homes. The Planning Commission discussed the pros and cons and agreed to take all ideas under advisement and table the issue.

OTHER PLANNING COMMISSION ITEMS

Mr. Weber stated he has been contacted by I&G of Douglassville to verify the status of their plan. They asked if Amity Township is open to changing the footprint and coverage to the current plan. Mr. Weber advised them to make an appointment and establish an escrow to cover fees for the township to consider any review.

COMMENTS

ADJOURN

Mr. Jones moved seconded by Mr. Chieffo to adjourn the meeting at 8:00. Motion carried unanimously.

Respectfully submitted,

**Kathie Benson
Planning Commission Secretary**