

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
September 14, 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  
Kathie Benson, Planning Commission Secretary

Mr. Chieffo moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of August 11, 2016. 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

Mr. Buckwalter moved seconded by Mr. Jones to recommend the Board of Supervisors approve a Time Extension to April 19, 2017(180 Days)provided a signed request form is received prior to their meeting. Motion carried unanimously.

**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

Nothing at this time

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

Original Submission 07.13.16; Expires 10.11.16

Mr. Chieffo moved seconded by Mr. Buckwalter to recommend the Board of Supervisors grant a time extension request to April 19, 2017(180Days) Motion carried unanimously. Mr. Boyer requested a copy of the Decision & Order from the Conditional Use Hearing. Mr. Musheno provided a copy. Mr. Boyer discussed LTL's review letter dated 09.14.16. Mr. Boyer discussed clarification on where to survey the property lines. Mr. Weber also requested markers be set. Mr. Boyer asked if the Planning Commission was in favor of land in lieu of the recreation fees. Mr. Jones and the Planning Commission do not want the additional land at this time. The recreation fees are preferred. Mr. Boyer discussed the rain garden requirements. Three(3)Rain Gardens will be required per limiting zone. The building fans were discussed and how to handle the decision for all fans on one side of the building facing the existing home.

**ZONING**

**Douglassville DPP, LLC/Dollar General -2859 E. Ben Franklin Highway**

Mr. Michael Lusaitis, E.I.T., Steckbeck Engineering discussed Dollar General has chosen to apply for Zoning Variances prior to land development. Dollar General does this with all communities they are looking to build for an understanding what the community will

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allow and they can make the decision if they wish to proceed. Mr. Lusaitis stated they reviewed a proposed site plan and feel the three variances requested will be the only ones they will need.

1. Zoning Ordinance Section 924-61 *Parking Spaces Required*

Mr. Jones moved seconded by Mr. Weller to recommend approval of reducing the number of parking spaces to 30 spaces. Motion carried unanimously.

2. Zoning Ordinance Section 405.d.- *60% Maximum Paved Coverage.*

Mr. Weller moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board grant the increase in percentage of paved coverage on the lot to 65%. Motion carried unanimously.

3. Zoning Ordinance Section 927(g)(1)- *Sign Ordinance*

The Planning Commission does not recommend the Zoning Hearing Board grant the proposed signs to be 194.7SF, the monopole sign design or exceed the height of 15'. The Planning Commission recommends complying with our ordinance allowing a maximum of 160 square feet of total signage, a monument sign and the building sign is not less to be less than 50% of the total signage square feet.

ORDINANCES

OTHER PLANNING COMMISSION ITEMS

COMMENTS

ADJOURN

Mr. Jones moved seconded by Mr. Chieffo to adjourn the meeting at 8:05. Motion carried unanimously.

**Respectfully submitted,**

**Kathie Benson**

**Planning Commission Secretary**