

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
October 12, 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  
Julie Marburger

Staff

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

Mr. Jones moved seconded by Ms. Marburger to approve the minutes of the Regular meeting of September 14, 2016. Motion carried unanimously.

Mr. Weller recognized an audience member. Attending our meeting this evening was Daniel Meyer from Boy Scout Troup 597. Mr. Meyer was here to work on his Communications Badge. Mr. Weller thanked Mr. Meyer for attending and advised he will receive minutes once they are available as his proof of attendance.

**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  
Extension #3 approved; Expires 04.19.17

Mr. Boyer & Mr. Hunsburger reviewed the following items from LTL Consultants letter dated 10/07/16:

CONFORMANCE WITH THE ZONING ORDINANCE

- a) Mr. Bingaman will check with Penn Dot to verify the status of the HOP for the road improvements.
- b) Mr. Weller will get in touch with Telco on behalf of the Amity Fire Co to discuss the Flashing Warning Signs. Telco has the lights in storage. Mr. Weller will inquire about the installation of the signs and whether they can be converted to solar power and LED lights.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPEMNT ORDINANCE

- c) Mr. Musheno reviewed the dates for conditional use final plan approvals on the Town House plan. The extensions and recording time has passed. This plan is considered expired. Mr. Hunsburger agreed with the plan expiration. Mr. Musheno confirmed the Conditional Use Decision is still valid.
- d) Mr. Boyer will confirm with the DEP the status of current sewage planning facility module and will they require a revised or new planning module approval.
- e) Mr. Boyer discussed forgiveness for a landscape architect to seal the landscape plans. He is complying with all our ordinances which Mr. Weber confirmed. This will need to be placed as a waiver request for the Commission and Board of Supervisor's consideration.
- f) The walking trail and green gazebo note can be removed from the LTL letter. Mr. Hunsburger is not planning these items with this design.
- g) Mr. Hunsburger presented an LED coach light and standard he has installed at another development in Limerick Township. He requests the Planning Commission look at these for this development. The Planning Commission advised him to get more information on the lumens and foot-candles.
- h) Mr. Boyer and Mr. Hunsburger requested a reduction in the Recreation Fees. Mr. Boyer stated the \$75,000.00 per acre charge is high. The last time the township was assessed

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was in 2008 and land values have declined. Mr. Hunsberger offered to share the current appraised value for the development per acre. He is willing to pay on an appraised value. Mr. Hunsberger was not certain what the value was however he did say it was valued much lower than \$75,000.00 per acre. Mr. Weber discussed this would require an ordinance change. He has seen recreation fees in other townships assessed to a development on a case by case basis or the township as a whole. Any change is a matter of the Board of Supervisor's preference. Mr. Jones questioned the consultants if there is a way to waiver a portion of the fee. Mr. Weber stated if the Board of Supervisor's choose the appraised value of the land method for the future perhaps it could be looked at for this development. Mr. Jones requested Mr. Weber to put a presentation of other township ordinances together for discussion at the Board of Supervisor's meeting.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

i) Mr. Boyer & Mr. Hunsberger request to place the snouts in the street row and (catch basins) and make the HOA responsible for the maintenance and cleaning. The catch basins being in the right of way will avoid manholes in the development and keep infrastructure cost down. Mr. Musheno will research if this is possible to be added to the Stormwater Agreement holding the HOA responsible.

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. Boyer and Mr. Shirey discussed is the Recreation Fee to be applied to an Agricultural Building. Mr. Weber stated when there is no land development plan required in agricultural no Recreation fee is required. Mr. Boyer stated if they were to use the current appraised value of his land the fee would be \$9,325.00 as opposed to the \$66,150 listed in LTL's review letter dated 9/7/16. Mr. Boyer will attend the next Board of Supervisor meeting to discuss. Mr. Boyer reported the drilling and testing ground saturation levels were completed and a redesign of the rain gardens will be revised to the plan. Mr. Weber stated there is a minimum of 2' of good soil under each area of the building, more than required.

ZONING

Nothing at this time.

ORDINANCES

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

COMMENTS

Nothing at this time.

ADJOURN

Mr. Jones moved seconded by Ms. Marburger to adjourn the meeting at 8:15. Motion carried unanimously.

Respectfully submitted,

Kathie Benson  
Planning Commission Secretary