

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 8, 2017

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 Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller - Chairman
Dwight Buckwalter - Vice Chairman
Terry Jones
Steve Chieffo

Staff

Mr. Kevin Musheno, Kozloff Stoudt, Solicitor
Mr. John Weber, LTL Consultants, Engineer
Mr. Troy Bingaman, Amity Township Manager

Mr. Jones moved seconded by Mr. Chieffo to approve the minutes of the Regular meeting of January 11, 2017. Motion carried unanimously.

Evolution Powersports Land Development

Original Submission 03.09.16; Expires 06.07.16
Extension #1 approved 05.18.16; Expires 12.21.16
Extension #2 approved 12.21.16; Expires 06.20.17

Mr. Boyer reviewed stated E&S and HOP approval are expected soon. He acknowledged the need for a driveway easement with the Klinks and a storm water easement with Mr. Heffner (About all Floors). He also reviewed needed waivers; and, requested consideration for conditional approval of a Preliminary Plan. The waivers are:

Section 311(b) (vii)- to not require storm water basins be located 25' from property line.
Section 507(a) (2) - to not require curbing along Rte. 422 unless Penn DOT requires it.
Section 507(a) (3) - to not require curbing on-site as other area business do not have it.
Section 510(i) (2) - to allow parking closer to their building
Section 517(d) (2) (i)- to not require parking areas be separated from streets by a 20' curbed planting strip
Section 517(d) (2) (v)- to not required curbed islands or trees

Mr. Jones moved, seconded by Mr. Weller to recommend the Board of Supervisor's grant the waivers requested provided Mr. Boyer revises his January 24, 2017 waiver request letter to coincide with the planning commission waivers approved. *Motion carried unanimously.*

Preliminary Plan Approval: Mr. Chieffo moved, seconded by Mr. Jones to recommend the Board of Supervisor's to recommend the Board of Supervisor's grant Preliminary Plan Approval for Plan Number FP115190 dated 02/10/16 last revised 01/24/17 conditioned upon the satisfaction of the conditions identified in February 3, 2017 LTL letter; and outside agency technical reviews approved. *Motion carried unanimously.*

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

Original Submission 07.13.16; Expires 10.11.16
Extension #1 approved 09.20.16; Expires 04.19.17

Mr. Boyer discussed the LTL Consultants review letter dated February 3, 2017. He noted E&S approval is pending and revisions were recently sent to Penn DOT to justify the radius of the Shirey driveway. The direction of the ventilation was discussed. Mr. Boyer reminded the Board, they have repositioned the houses to have the fans facing their existing home, therefore ventilating to their living space. Mr. Boyer stated it is not possible for all fans to face the southeasterly direction; however, they have added an 8' wall at the end of the houses to force the air towards the southeast.

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The Planning Commission recommended the wall at the northern most house be extended to 12'. The Planning Commission felt this would satisfy the Condition in the Use Decision. **Final Plan Approval:** Mr. Buckwalter moved, seconded by Mr. Chieffo to grant Conditional Final Plan approval, conditioned upon the items in LTL's review letter dated February 3, 2017 being resolved as well as the extension (to 12') of the deflecting wall on the northern most house. *Motion carried unanimously.*

Dollar General-Steckbeck Engineering-Commercial Business Rt 422

Original Submission 12.14.16; Expires 03.14.17

Michael Swank, Steckbeck Engineering was present to review some of the comments in both the County PC and LTL review letters. He asked the members if they desired to have Dollar General consult with Penn DOT regarding signal timing. After discussion, the Commission agreed Mr. Swank should consult Penn DOT. Mr. Swank directed everyone's attention to comment #2 on Page 1 of LTL's letter. Mr. Weber expressed concern about the residue lot size and configuration, noting the restrictions due to it being a corner lot. The Commission felt this would be the current property owner's issue rather than Dollar General's. Mr. Swank stated they would increase the radius of the driveway entrance (4c) on page 2 of LTL letter. He also informed the members they expect a tractor trailer delivery once per week generally before the store opens. Mr. Swank stated DEP has acknowledged the planning exemption is still valid (DEP letter of 1/24/17). Mr. Swank then reviewed the following items for potential waivers:

Section 304 (Preliminary Plan) to allow a Preliminary/Final Plan submission. The Commission was receptive to this request.

Section 503(b) and 803 (Appendix C) - Asphalt Paving, to allow use of alternate specs for wearing and binder. The Commission felt they should follow Township specifications for the main drive and give serious consideration to using the spec for the entire site.

Section 507.3 & 507.4 (Vertical Curbs) to allow asphalt curbs. The general consensus was to use concrete curbs. There was discussion about only requiring them on the perimeter to control storm water.

Section 510(i) (2) Parking Lot Adjacent to Building, to allow parking closer to the building. The Commission was in favor of this as long as tire stops were installed at each space.

Section 517(d) (2) (ii) Planting Islands, to not require installation of planting islands at the end of the parking rows adjacent to the building. The Commission had no objection.

Section 517(e) Street Trees, to not require them along Rte. 422 due to power lines and N Monocacy Creek Road due to underground utilities. The Commission had no objection as long as there is a buffer on the north side along Hope UMC.

Section 519(c) Dedication of Land, to not provide Land. The Commission agreed the Fee-in-lieu would be accepted.

Section 312(b) (xiv) Concrete Outlet Structure, to allow plastic nyloplast drain basins. Mr. Weber requested time to evaluate this request.

Section 312(c) Minimum Pipe Diameter/Slope, to provide 12" pipes at the minimum slope required. The Commission had no objection. Note: This will be stubbed to the residue lot.

Section 312(i) Flared End Section, to allow polyethylene flared end sections. Mr. Weber felt concrete needed to be used in the basin; and, they should give consideration to using it in the rain garden as well.

90-day Time Extension: Motion by Mr. Chieffo, seconded by Mr. Buckwalter to accept a 90-day time extension to June 12, 2017, subject to receipt of a written request. Motion carried unanimously. Mr. Swank stated, they intend to resubmit by 2/22 and attend the next PC meeting.

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1123 Douglassville, LLC-Penn E&R-David Weaver-(Auto Zone/Rt 422)

Original Submission 01.11.2017; expires 04.10.17

Bill Rountree, Wright Partners provided an update on the status of their proposed plan. He indicated they have been informed by PA American Water that an extension of an 8" line would be required 1100' from Maplewood Drive. He indicated they have contemplated using an on-site well for the first phase of development. Mr. Weber stated there was nothing prohibiting that; however, that affects setbacks, etc. Mr. Rountree stated there is some concern about a previously recorded Bursich Plan that requires public water. This will need to be further evaluated. Mr. Rountree stated Penn DOT is requiring them to provide deceleration lanes in both directions on Rte. 422. He stated the good news is, they have a fully executed lease with Auto Zone and they are talking to potential tenants for the residue area. He stated they would likely not have anything concrete at the time Phase I is ready so they need to know how they could proceed with plan approvals. Ie: could they get Preliminary approval for the entire site and then submit Finals in phases? Dave Weaver of Penn E&R reviewed some potential concerns and waivers. He stated they currently show 52 parking spaces for Phase I; however, Auto Zone generally only requires 25/30 - they might seek a variance if they need other consideration. Mr. Weaver stated they have not yet fully evaluated the signage; however, this might be another area where they need a variance. They have no objection to the monument style sign, just the amount of signage given the fact they could have three tenants and frontage on both sides of Rte. 422. Mr. Weaver asked if there would be any consideration of using traffic impact fees for this project, towards the deceleration lanes. Mr. Weber stated the problem would likely be the fact that Rte. 422 in this location is not listed on the Capital Improvement Plan for the Act 209 funds. Mr. Rountree asked if his Counsel could speak with the Township Solicitor regarding this to see if there could be any consideration given. The Commission had no objection and was willing to work with them if possible. Mr. Weaver stated they would be requesting a waiver from 210(i)2 to allow parking closer to the building. Rather than tire stops, they propose a 6' sidewalk and bollards to protect the glass portions of the building. Mr. Rountree stated tire stops would be provided at the handicapped spaces. The Commission suggested bollards at all spaces. Mr. Weaver stated they will look to provide a pedestrian path between tenants, using creative striping. He stated they would seek a waiver from the requirement for an internal collector street as well as from grading near the property line. Mr. Weber and the Commission did not see any issue with these items. Mr. Rountree thanked the Commission and stated their plan was to resubmit by 2/22 and attend the next PC meeting.

ZONING

Nothing at this time.

ORDINANCES

Nothing at this time.

COMMENTS

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

Mr. Weber stated he looked into Mr. Huhn's (Gollub Drive) inquiry regarding the lot consolidation and subdivision. Unfortunately, the Zoning Ordinance prohibits the property from being subdivided based upon Section 1002(b) which states, "..... provided, however, that if two (2) or more lots, combination of lots, or portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance, and if all or part of the lots do not meet the requirements established for lot width and/or area, the land involved shall be considered to be an undivided parcel for the purpose of this Chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and/or area

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requirements established by this Chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Chapter." Therefore Mr. Huhn's three lots which total 1.58 acres are considered as one property for zoning purposes as they are located in the LDR Zoning District which requires a minimum lot size of 80,000 SF (1.84 acres).

ADJOURN

Mr. Jones moved, seconded by Mr. Chieffo to adjourn the meeting at 8:46PM Motion carried unanimously.

Respectfully submitted,

**Troy S. Bingaman
Township Manager/Acting PC Secretary**