

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 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
Kathie Benson, Amity Township Planning Secretary

Mr. Buckwalter moved seconded by Mr. Jones to approve the minutes of the Regular meeting of February 8, 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

Nothing at this time

Dollar General-Steckbeck Engineering-Commercial Business Rt 422

Original Submission 12.14.16; Expires 03.14.17
Extension #1 approved 02.15.17; Expires 06.20.17

Michael Swank, Steckbeck Engineering discussed LTL's review letter dated 03/02/17. They will comply. Mr. Swank stated they are currently in the process of settling the easement with Hope United Church. Mr. Weber stated he is agreeable to a blanket easement provided it extends to the property lines. Mr. Musheno will provide the language to be placed in the easements. Mr. Swank presented a plan with the building on the remaining lot. The building envelope only allows a building 35'X40', after meeting the 60' set back on both front yards. One is on RT 422 and the other on Monocacy Creek Rd. There is a strip of land adjacent to Monocacy Creek Road owned by the township. The developer may like to purchase the residual for a larger building envelope. Mr. Weber placed his concerns in his review and wanted the planning commission to understand the building envelope as it stands right now creates an almost unusable lot. Did the township want to allow this development and subdividing of the lot as it is sized currently? Mr. Jones did not want to hold up Dollar General this late in the process. The owner would need to work on the residual lot separately. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Board of Supervisor's approve the following eight(8) waivers:

1. Section 304- *Allow the plan to be submitted as a Preliminary/Final.*
2. Section 507(c)(3) and 507(c)(4)

Township Ordinance requires vertical curbs to be constructed and installed in common parking areas

Developer proposes a 6" concrete curb around the perimeter of the parking lot where it is necessary to control and direct stormwater runoff and not install any curb where it is not necessary.

3. Section 510(i)(2)

Township ordinance stated the edge of parking area shall not be located closer than fifteen feet of the outside of the nearest building.

Developer requests to modify the edge of the parking area to 9' from the south side, 5' from the east side, and 5' from the rear. And place a 9' sidewalk.

4. Section 517 (d)(2)(ii) - Planting Islands

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Amity Township Ordinance state the ends of all parking rows shall be divided from driving lanes by planting islands.

Developer proposed to install planting islands at the end of the parking rows adjacent to the building.

5. Section 517(e) Street Trees

Amity Township Ordinance requires street trees along all existing street when they abut or lie within the proposed subdivision or land development.

Developer requests to install trees along the North Monocacy Creek Road due to the existence of power line and overhead utilities.

6. Section 312(b0(xiv) Concrete Outlet Structure

Amity Township Ordinance requires all outlet pipes through the basin berm shall be reinforced concrete pipe having-ring joints All outlets structures shall be concrete.

Developer proposes to provide a plastic nyloplast drain. This would be their responsibility to maintain.

7. Section 312(c) - Minimum Pipe Diameter and Slope

Amity Township Stormwater Ordinance states the drainage pipe size is 15".

Developer proposes a 12" pipe. This would be their responsibility to maintain.

8. Section 312(I) Flared End Section

Amity Township requires pipe end sections and or headwalls be utilizing at all terminate pipe segments.

Developer proposes a polyethylene flared end section. It will be there responsibility to maintain.

Motion carried unanimously.

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

Original Submission 01.11.2017; expires 04.10.17

Mr. Dave Weaver and Mr. Bill Roundtree discussed LTL's review letter dated 03/02/17. They will submit a waiver request letter with their next revised plans. A zoning hearing board application shall be submitted requesting a hearing to allow 302 square feet of signage as opposed to the 160 feet allowed by ordinance. They will also request 25 parking spots vs the 49 required in Phase 1 and place bollards along the building windows and allow parking closer to the building. Mr. Chieffo moved seconded by Mr. Buckwalter recommend the Board of Supervisors grant an extension to July 19, 2017. *Motion carried unanimously.*

ZONING

Nothing at this time.

ORDINANCES

Nothing at this time.

COMMENTS

OTHER PLANNING COMMISSION ITEMS

Mr. Matthew Leer asked the commission if they were receptive to his turning the detention pond from a dry pond to a wet pond as he presented years back. Mr. Leer stated he stopped the process years ago when he was required to dig the pond deeper. He said there is too much rock in the area and would require blasting. Mr. Leer was looking to see if the ordinances would now allow him to change the pond without blasting. Mr. Weber discussed he did remember the plan however closing the outlet and letting the pond fill in without making it deeper, would change the rate of output of water in the event of a storm to a much higher rate. The outflows are to be the same as in the past. No additional flows. The pond was designed to allow water to flow slowing out the outfall pipe. If the pond were to fill and overflow it would be a much greater.

Mr. Corrado Icovello, the owner of the lots at Monocacy Creek Rd and 422 came to discuss the remaining lot and slim possibilities to selling the remaining lot after selling part of the lot to Dollar General limits potential commercial business. Mr. Swank spoke asking is the Township receptive to selling the strip of the land between Monocacy Creek Rd and

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his property to allow him a larger building envelope. Mr. Jones discussed the possibility of placing the land on Municipal Bid and selling. Mr. Musheno will look into the requirements for such a sale. Mr. Swank will represent Mr. Icovella at the next Board of Supervisor's meeting to propose the land sale. Mr. Weber advised they will need a description of the property and felt this should be a part of this plan.

ADJOURN

Mr. Jones moved, seconded by Mr. Chieffo to adjourn the meeting at 8:12PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary

DRAFT