

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 12, 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
Troy Bingaman, Amity Township Manager
Kathie Benson, Amity Township Planning Secretary

Mr. Jones moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of March 8, 2017. *Motion carried unanimously.*

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 04/06/17. Mr. Swank stated he will comply with the issues raised in the letter. He is waiting for NPDES approval. MR. Steckbeck requested conditional approval. Mr. Weber advised the commission to wait until the NPDES Permit approval has been received. The commission agreed to review once the NPDES permit is received. Mr. Musheno reported the parcel of land in the roadway has been discussed in a meeting with Mr. Boland, Mr. Weber, Mr. Bingaman and would require a new deed with a description, describing the excess right-of-way parcel to be vacated to Mr. Iacovella's remaining lot. This would require an ordinance to vacate the land. The deed would need to be agreed to by Hope United Church as the previous owner and Merritt's as an adjoining property. Mr. Jones requested these items be expedited to keep Dollar General moving forward. Mr. Weber & Mr. Musheno stated the ordinance is in preparation and the deed description is being prepared by Mr. Swank. Mr. Weber stated the NPDES approval will take time as well.

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

Original Submission 01.11.2017; expires 04.10.17

Extension #1 approved 03.15.17; expires 07.17.17

Mr. Dave Weaver reviewed their plan and the waivers requested to build Auto Zone. They are requesting Variances to parking space size, sidewalk reduction, additional Signage, additional impervious coverage, and no buffer along the property line between Lot A & B.

Mr. Buckwalter moved seconded by Mr. Chieffo to recommend the Zoning Hearing Board grant the five (5) variances requested

1. Section 924(b)(1) -allow certain parking spaces near the proposed building to be 10X18 instead of 10X20
2. Section 924(c)(4) to allow reductions in parking spaces from 49 to 25
3. Section 927(g)(2) to allow increase in overall sign area to 302 SF from the 160 Sq. Ft allowed.
4. Section 405(D) to allow public or community sewage and water facilities criteria to be utilized while Lot 1 to be temporarily served by an on lot well.
5. Section 405(D) to allow an improvement setback and buffer to be 0' along the eastern property line whereas 10' setback is required.

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Motion carried unanimously. Mr. Weller reported Kozloff Stout is preparing an agreement with the developer stating they will either develop Lot B within two years and bring the water to the site from Maplewood Dr. or subdivide to allow enough space for Lot A to stand alone meeting all specs for well design and usage.

American Crane - Old Swede Rd - Boyer Engineering - Final-2017 Land Development

Mr. Boyer and Mr. Norheim presented a plan to expand their building. Mr. Weber stated the package was complete for a review. Mr. Jones moved seconded by Mr. Walter to accept the plan for review. Motion carried unanimously. Mr. Norheim said the foot print will be the same and the height of the building will be determined once they know where they stand with the contract they are working on.

ZONING

Tamara Helsel- 35 Clearview Rd - Garage

Mr. Alberts, husband to Tamara, stated they are looking to build a storage unit 40'x40'x21.6. They purchased an additional lot to accommodate the building. They are looking for a variance from Article 902 Section B7 & 9. Mr. Chieffo moved seconded by Mr. Jones to recommend the Zoning Hearing Board approve the variances. Motion passed 4-0.

ORDINANCES

Nothing at this time.

COMMENTS

OTHER PLANNING COMMISSION ITEMS

Mr. Kline & Mr. Boyer presented a plan to subdivide 5 acres from the Kline farm that was prepared and approved in 1994. The plan however was never recorded. They would like to make some slight changes to location of the lot lines by adding additional land behind the existing home and more space to Island Pizza. This will allow Island Pizza to be on its own lot. Mr. Weber stated due to the plan never being recorded the plan would need to be formally presented and approved for recording. Mr. Boyer & Mr. Kline stated they will move forward with a formal presentation.

ADJOURN

Mr. Chieffo moved, seconded by Mr. Jones to adjourn the meeting at 7:34PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**