

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 10, 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. Chieffo to approve the minutes of the Regular meeting of April 12, 2017 conditioned upon a correction to the statement about the Dollar General Deed change. This is conditioned upon an Ordinance vacating a portion of the adjoining Amity Township road right-of-way to the remaining lot. 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 stated they are currently working with Kozloff Stout's office to resolve the vacation of the road right of way to Lot 2. Mr. Swank asked to be able to record the plan showing the vacated land. Mr. Weber stated the plan recorded needs to show the current deed. Mr. Swank agreed to prepare the plan with the original Right-of-Way and Mr. Iacovella can record the residue lot at a later date showing the vacated land after all conditions are met with the Ordinance. Mr. Swank is also working with Kozloff Stout preparing the Securities and Improvements Agreements. The only other outstanding item is the NPDES Permit approval, which is expected within 30 Days. Mr. Jones moved, seconded by Mr. Chieffo to approve the Preliminary/Final plan conditioned upon LTL's review letter dated 05/02/17 items be completed and reconfigured the residue lot to agree with the current deed. Motion carried *unanimously*.

**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 stated they will comply with LTL's letter dated 05/04/17. Mr. Weaver presented a Waiver Request letter. Discussion followed about the street trees required. The commission agreed 11 of the 40 required be moved to another location on the site. Mr. Weaver will change the Landscape Plan accordingly. Mr. Jones moved, seconded by Mr. Chieffo to recommend the following waivers:

1. A waiver from Section 510(b) to not provide an internal collector road in the parking area.
2. A waiver from section 510(I)2 to allow parking within 8' of the proposed building which is less than the 15' required.
3. A waiver from section 510(I)3 to not provide concrete tire bumpers. Bollards are planned for the parking spaces in front of the windows.

Motion carried *unanimously*. Mr. Weaver will provide an updated request letter for presentation to the Board of Supervisors. Mr. Weaver discussed the lighting plan is designed for the lights to be lit for the hours of operation plus one hour. The lights would then be turned down to security mode.

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

Mr. Boyer and Mr. Norheim presented a waiver request letter requesting the plan submission as a Preliminary/Final Plan. Mr. Chieffo made the motion seconded by Mr. Jones to recommend the Board of Supervisors allow the Plan submission as a Preliminary/Final Plan. Motion carried *unanimously*. Mr. Jones moved seconded by Mr. Chieffo to recommend Preliminary/Final Plan approval to this plan. Motion carried *unanimously*. Mr. Boyer and Mr. Norheim requested to be placed on the Board of Supervisors agenda for the First meeting in June, therefore allowing them the time to prepare the Financial Securities & Improvements Agreements for execution.

**ZONING**

Dave Fisher-Speedway Oil LLC- 1392 Ben Franklin Highway East-Douglassville  
Mr. Chris Mullaney reviewed an application for Zoning Variances. Mr. Fisher has moved one trailer ten feet that was encroaching on the Railroad land. Mr. Body explained the plan is providing 32 parking spaces with 3 truck parking spaces. Mr. Body and Mr. Fisher agreed the uses will be defined as warehouse use on the plan for the hearing. Mr. Mullaney agreed to modify the application at the hearing and revise three of his original variance request. Mr. Jones moved seconded by Mr. Chieffo to recommend the Zoning Hearing Board approve the following requests:

Article XXXII - Section 407E- Forgiveness to the Side & Rear Setback lines.

Article XXXII - Section 407b (13) (i)- Allow the multiple uses in combination.

Article XXXII - Section 1005(A) - Non-Conforming Use

Motion carried *unanimously*.

**ORDINANCES**

Nothing now.

**COMMENTS**

**OTHER PLANNING COMMISSION ITEMS**

Mr. Musheno reported his office is moving forward with the Monocacy Creek Road Vacating Ordinance. The deed is in preparation and after advertisement and public review of the Ordinance, it may be possible to adopt at the Board of Supervisor's meeting 6/7/17.

**ADJOURN**

Mr. Chieffo moved, seconded by Mr. Jones to adjourn the meeting at 7:58PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**