

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 14, 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 Vice Chairman Dwight Buckwalter at 7:03 P.M. with a salute to the flag. The following people were in attendance:

Commission

Dwight Buckwalter - Vice Chairman
Terry Jones
Julie Marburger

Staff

Mr. John Muir, 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 Ms. Marburger to approve the minutes of the Regular meeting of May 10, 2017. 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. Bill Roundtree reported the cross access and parking easements are currently being drafted by their attorney. At this time, they are looking for PennDot and the Berks County Conservation District approvals. They have met twice with both agencies and feel approvals will be soon. Mr. Weber reported most of the items in the Stormwater section of his review letter are technical details that need to be corrected to the plan. Mr. Jones moved seconded by Ms. Marburger to recommend the Board of Supervisor's grant Preliminary Plan approval conditioned upon all comments in LTL's letter dated June 12, 2017 being addressed. Motion carried *unanimously*. Mr. Roundtree stated they are close to an agreement with a quick food service business for Phase II this will leave one remaining portion to develop. At this time, they are looking to sell Phase I to Auto Zone in July.

Jerry & Cindi Levensgood-Annexation

The Planning Commission reviewed the plan. The property is located at 213 Fancy Hill Road in Earl Township with a very small portion of the property in Amity & Douglass Townships. The annexed land does not change the Amity Township portion of the land. Ms. Marburger moved seconded by Mr. Jones to recommend the Board of Supervisor grant the request from Berks Surveying & Engineering, Inc and defer review and approval of the Levensgood Annexation Plan- Project No. 1583-20-16 to Earl Township. *Motion Carried Unanimously.*

ZONING

Nothing at this time

ORDINANCES

Nothing at this time.

COMMENTS

OTHER PLANNING COMMISSION ITEMS

Mr. Tom Heffner requested a better understanding of the Evolution Powersports Plan adjacent to his property. Mr. Weber explained the plan cannot get Final approval for recording without an easement agreement to locate the stormwater drainage pipe under his land. Mr. Weber reviewed the site grades and water runoff generally dictate the location of the pipe. It is a 136-foot-long by 20-foot-wide easement. Most likely only 10-foot-wide area of the easement would be disturbed. PennDOT must review and approve the design and if Mr. Heffner were to build further on his lot the pipe should not affect his

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

June 14, 2017

improvements. Mr. Heffner will also have to provide no additional water runoff from his site. Mr. Weber advised Mr. Heffner to have his professionals review the plan prior to his signing any easement agreement. Mr. Heffner stated he wanted to see the site developed and Evolution Power Sports as a neighbor however he wants to be sure this site does not hinder his own future expansion.

ADJOURN

Mr. Jones moved, seconded by Ms. Marburger to adjourn the meeting at 7:38PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary