

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
September 13, 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 Chairman Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller - Chairman  
Steve Chieffo  
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 Mr. Chieffo to approve the minutes of the Regular meeting of August 9, 2017. Motion carried *unanimously*.

**Auto Zone -1123 Ben Franklin Highway- Final Plan-Penn E&R-David Weaver**

Approved Conditionally 07/19/17

Mr. Dave Weaver, Penn E&R, reported they have submitted revised plans to Penn DOT looking for HOP approvals. PENNDOT has separated ingress and egress on both West & East Bound lanes of 422 at their site. Mr. Weller suggested Mr. Weaver contact PENNDOT and request a site visit. This has benefited other developers in the past. Once the changes are approved with PENNDOT the NPDES permit may need to be revised.

**Island Pizza-Preliminary/Final-Annexation & Parking Lot Expansion-Boyer Engineering**

Original Submission 08.09.17; expires 11.7.17

Mr. Boyer discussed LTL review letter dated 9/8/17.

**Conforming with the Zoning Ordinance**

#2. *Proposed Lot 2 contains a concrete pad with the improvement setback.*  
The concrete pad site will be removed.

#3. *The plan should provide information regarding the number of seats in the restaurant in order to determine compliance with the parking space requirements.*

The building additions listed will not increase the seating in the establishment. Parking spaces are what they can fit on the site. Mr. Weber requested a total seats and parking spaces be identified on the plan.

**Conformance with the Subdivision and Land Development Ordinance**

#2. *A plan of the over property subdivision and annexation drawn at a scale of 1"=100' must be added to the plan set.*

Mr. Boyer will look at making the plans on a 1" equals 200' scale.

#9. *The existing building on Lot 1 should be shown as a 1" to 100' scale on the overall subdivision plan.*

Mr. Weber agreed Buildings can be located on the plan by Aerials. Mr. Boyer will mark the utilities. And provide a 1" equals 200' scale plan.

#21. *Vertical curbs shall be installed in common parking area for non-residential developments.*

Mr. Boyer will request a waiver for curbing

#24. *A high density buffer screen shall be provided.*

Mr. Boyer agreed to High Density along the neighbors property annexed property and low density along portions of the existing driveway.

#34. *The illumination level of the lighting after business hours shall be discussed.*

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Mr. Boyer agreed the lighting will be addressed. Island Pizza prefers all night lighting however they will look at reducing the lumens when the establishment is not open and employees are gone.

Mr. Boyer & Mr. Weber agreed to meet to discuss the Stormwater issues in the review letter. Mr. Boyer agreed to comply with all other items.

ZONING

Nothing at this time.

ORDINANCES

Nothing at this time.

CORRESPONDENCE

Nothing at this time

OTHER PLANNING COMMISSION ITEMS

Eschbach/Drey Annexation-Hoffert Engineering

Mr. Eschbach explained there was a piece of property behind two lots that they are dividing and annexing to his property. Mr. Jones moved, seconded by Mr. Chieffo to accept the plan for review. *Motion carried unanimously.*

ADJOURN

Mr. Chieffo moved, seconded by Ms. Marburger to adjourn the meeting at 7:40PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson**  
**PC Secretary**