

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 11, 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
Dwight Buckwalter
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 September 13, 2017. Motion carried *unanimously*.

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

Approved Conditionally 07/19/17

Mr. Weber reported he spoke to Mr. Dave Weaver, Penn E&R, and they are continuing to work with PENNDOT for approvals.

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 10/6/17. Mr. Boyer stated they will comply with all items. He asked for clarification on

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

#13 B) -The plan proposes no lights along the Limekiln Rd access drive.

Mr. Boyer stated they originally proposed lights however they removed them to prevent the neighbors from receiving excessive light on their property. There will be buffer trees at the same location. The Planning Commission was agreeable to no lights in this location.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

#3. Mr. Weber & Mr. Boyer agreed this was informational.

#7. Section 312 (c) All structures exposed to the surface shall be concrete.

It was agreed developer will provide a flat head wall with rip rap.

Mr. Chieffo moved seconded by Ms. Marburger to recommend the Board of Supervisor's grant the 90 Day Extension as requested to January 17, 2018. Motion carried.

Mr. Boyer agreed to come back to resolve the waiver he requested 9/26/17.

Eschbach/Drey Annexation-Hoffert Engineering

Original Submission 09.13.17; expires 12.7.17

Mr. John Hoffert reviewed the plans intention and discussed the residue lot remaining will not conform to the current ordinance. The plan is taking two non-conforming lots and creating conforming lots and taking a conforming lot and making it a residue non-conforming lot. The Planning Commission advised Mr. Hoffert to apply to the Zoning Hearing Board for a ruling to allow or not allow the lot to non-conform the Highway Commercial district.

ZONING

ZONING MAP AMENDMENT-Modify to change Parcel ID# 24535410456808 from MDR to HC. The 11-Acre parcel was zoned MDR district previously due to the Monocacy Point Townhome plan

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proposed and reviewed. That plan is no longer in existence therefore, it was recommended this be changed to make the entire lot Highway Commercial. Mr. Jones moved, seconded by Mr. Weller to recommend the Board of Supervisor's adopt the proposed Ordinance to make this change. *Motion carried unanimously.*

ORDINANCES

Nothing now.

CORRESPONDENCE

Mr. Bingaman reported Auto Zone has purchased the land and the Traffic Impact Fees should arrive in a few days.

OTHER PLANNING COMMISSION ITEMS

MDR to HC- Mr. Loomis requested the Commission consider changing 127 Monocacy Creek Rd & the adjoining property from HC to MDR. Both lots have frontage on Monocacy Creek Rd & Rt 422. 127 Monocacy Creek Road has a home facing Monocacy Creek Road and the adjoining lot would like to do the same. The Highway Commercial Zoning does not allow homes. The Planning Commission advised the owner to go to the Zoning Hearing Board to request relief to build a home.

ADJOURN

Mr. Chieffo moved, seconded by Ms. Marburger to adjourn the meeting at 7:42PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**