

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 8, 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
Steve Loomis, Zoning Officer/BCO

Mr. Chieffo moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of October 11, 2017. Motion carried *unanimously*.

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

Approved Conditionally 07/19/17

Mr. Bingaman reported, Mr. Dave Weaver, Penn E&R, has requested to attend the Board of Supervisor's meeting to discuss plans to begin earth moving operations. They have submitted revised plans with PENNDOT they feel have addressed all of PENNDOT's concerns, and awaiting HOP approval. Mr. Weber & Mr. Muir reported they are also working with Mr. Rountree and completing the Improvements and Securities Agreements. Mr. Weber is expecting a full set of plans with all the minor revisions as per his latest review letter.

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

Original Submission 08.09.17; expires 11.7.17

Extension #1 approved 10.18.17; expires 01.17.18

Mr. Boyer discussed LTL review letter dated 11/2/17. Mr. Boyer stated they will comply with all items. He requested clarification on CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE item #2, Section 402(b)(8) - Mr. Weber & Mr. Boyer previously met and resolved the issues and the plans will be revised in accordance with that discussion. Mr. Weber suggested the waiver for Preliminary/Final Plan not be acted upon as he had not reviewed the plan as a Final submission. It was agreed that waiver would be withdrawn; however, the other (Section 507 (a)(3)- requiring curbing) would be requested. Mr. Boyer requested action on the waiver as well as Conditional Preliminary Plan approval. Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Board of Supervisors grant the waiver requested in Mr. Boyer's letter dated 9/26/17 to Section 507(a)(3) and not require curbs; and, to grant Conditional Preliminary Plan Approval subject to addressing the items in the LTL review letter of 11/2/17. Motion carried unanimously.

Eschbach/Drey Annexation-Hoffert Engineering

Original Submission 09.13.17; expires 12.7.17

Mr. Weber reported Mr. Hoffert has provided revised plans that will be reviewed for December 13 meeting.

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ZONING

John & Melissa Kresge-105 Indian Run Drive - In-Law Quarters

Mrs. Kresge stated they recently purchased the lot at this location and are looking for a zoning variance to build in-law quarters in the new home they will be building. Current zoning does not allow for a second kitchen in a property. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board approve this request with the standard conditions. Motion carried unanimously.

ORDINANCES

Nothing now.

CORRESPONDENCE

Nothing at this time

OTHER PLANNING COMMISSION ITEMS

Arbour Green - Mr. Boyer & Mr. Hunsburger reviewed the current layout. Mr. Hunsburger further explained with the Leaf Creek Sewer Line project moving forward he would like to move forward with his site. He had Preliminary Plan approval for a 72 Townhome Age Targeted development. After speaking to local realtors and reviewing the site costs it may be more beneficial to him to build apartments with garages. The plan would be for Mr. Hunsburger to own the apartments and design them with age targeted designs. They would also look at designing a senior center in place of one of the current buildings. The layout of the development would be very much the same and the footprint to the buildings would be about the same, along with the roads being private. Each unit would be required to be sprinklered. Mr. Hunsburger stated this would be beneficial to the Township as it would bring in additional impact and recreation fees in comparison to the townhouse design. Mr. Weber stated the apartment design would require a zoning variance for density. Mr. Weller was not in favor of apartments, he would like to see the townhouse plan as he is aware of several residents leaving their homes and Amity Township to get into 55 & older living areas. Mr. Jones stated he is not totally in favor of apartments and feels a second-floor apartment may not be appealing to 55 & older residents. However, he would like to see the site developed and move forward. Mr. Hunsberger thanked the members for their feedback. He will consider his options.

ADJOURN

Mr. Chieffo moved, seconded by Ms. Marburger to adjourn the meeting at 8:05PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**