

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 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
Dwight Buckwalter
Steve Chieffo
Terry Jones

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 November 8, 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 met with the Developers and John Muir to iron out the Securities and Improvements Agreements. They are being prepared and should be completed shortly.

Island Pizza-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 two items in LTL review letter dated 12/8/17. Mr. Boyer handed out an amended waiver request letter dated 12/13/17. The requests were discussed. Mr. Jones moved, seconded by Mr. Chieffo to recommend the Board of Supervisors grant waivers to Section 517(g) and not require all of the required buffer trees along the entrance drive from Limekiln Rd along the Weiler property, provided the Weiler's agree in writing. Island Pizza agrees to plant the required trees at the rear of the building. And Section 517(j)(4) to allow Arborvitae as the trees along the eastern border of the proposed parking lot. Motion carried unanimously.

Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Board of Supervisors grant Conditional Final Plan approval subject to complying with LTL's review letter of 12/8/17. Motion carried unanimously.

Eschbach/Drey Annexation-John Hoffert Surveying

Original Submission 09.13.17; expires 12.7.17

Extension #1 approved 11.16.17; expires 03.21.17

Mr. Jones moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board Grant the Variance requested to Section 405.d and allow the lot area. Motion carried unanimously. Mr. Jones moved seconded by Mr. Chieffo to recommend the Board of supervisors approve the Final Plan conditioned upon compliance with LTL's letter dated 12/5/18 and a favorable Decision & Order from the Zoning Hearing Board. Motion carried unanimously. Mr. Weber advised he will be in touch with John Hoffert, P.L.S to be certain the plan is in accordance with the letter as soon as possible, in preparation of recording the plan.

MOOVE IN SELF STORAGE/B&S STORAGE-DISCUSSION

Mr. John Gilliland introduced himself as the equitable owner of the B&S Storage site. He stated he will be a Managing General Partner. He stated he has sites in PA, MD & NJ and

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works well with townships and boroughs indicating the people like him and his facilities. He said he is aware there have been challenges and issues in the past. He wants to work with the Township to clear up the issues. Mr. Gilliland agreed to pay any fees the township incurs with the plan. Mr. Weber stated with the current proposed 80% coverage they will need a Zoning Variance.

ZONING

Nothing at this time

ORDINANCES

SIDEWALKS, CURBS, & GUTTERS

Mr. Weber stated the Board of Supervisors asked he research what would be required to change the Township Ordinance spec to increase the length of grass strip between the curb and sidewalk to alleviate the problem of cars scraping the sidewalk when entering driveways. Mr. Weber reviewed the current ordinance and proposed changes. Mr. Chieffo moved seconded by Mr. Jones to support the changes as suggested by Mr. Weber. Motion carried unanimously. Mr. Weber will meet with Mr. Muir & Mr. Boland to prepare the changes for the Board of Supervisors.

CORRESPONDENCE

Nothing at this time

OTHER PLANNING COMMISSION ITEMS

ADJOURN

Mr. Chieffo moved, seconded by Mr. Jones to adjourn the meeting at 8:08PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary