

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 10, 2018

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 Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller - Chairman
Julie Marburger - Vice Chairman
Dwight Buckwalter

Staff

Mr. Alexander J. Elliker, Kozloff Stoudt, Solicitor
Mr. John Weber, LTL Consultants, Engineer
Mr. Troy Bingaman, Amity Township Manager
Kathie Benson, Amity Township Planning Commission

Mr. Weller turned the meeting over to Mr. Elliker. Mr. Elliker opened the floor for nominations:

Dwight Buckwalter made the motion and Julie Marburger seconded the motion to nominate Paul Weller as Chairman. *Motion carried unanimously.* Julie Marburger made the motion and Dwight Buckwalter seconded to close the nominations. *Motion carried unanimously.* Dwight Buckwalter made the motion and Julie Marburger seconded the motion to approve Paul Weller as Chairman of the Planning Commission. *Motion carried unanimously.*

Dwight Buckwalter made the motion and Paul Weller seconded the motion to nominate Julie Marburger Vice Chairman. *Motion carried unanimously.* Paul Weller made the motion seconded by Dwight Buckwalter to close the nominations. *Motion carried unanimously.* Dwight Buckwalter made the motion and Paul Weller seconded the motion to approve Julie Marburger as Vice Chairman of the Planning Commission. *Motion carried unanimously.*

Dwight Buckwalter moved seconded by Paul Weller to approve the minutes of the Regular meeting of December 13, 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 they are still waiting for PennDOT HOP approval and the earth moving activity will stop shortly. Mr. Elliker reported Kozloff Stout has the Securities and Improvements Agreements ready and waiting for signatures.

MOOVE IN SELF STORAGE/B&S STORAGE-DISCUSSION

Mr. John Weber and Mr. Loomis reviewed the concept proposed for this site with McCarthy Engineering. The existing site has been developed without proper approvals, and Mr. Weber has provided recommendations to clear up these items and what the township considers pre-conforming & non-conforming use. The developer is looking at the options to develop the site with more storage.

ZONING

Nothing at this time

ORDINANCES

SIDEWALKS, CURBS, & GUTTERS

Mr. Weber explained the new ordinance. Mr. Weber and Mr. Boland made the changes as recommended by the Board of Supervisors & Planning Commission to address the sidewalk and driveway ramp slopes. Mr. Weller moved seconded by Mr. Buckwalter to recommend the ordinance change to the Board of Supervisors. *Motion carried unanimously.*

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CORRESPONDENCE

Nothing at this time

OTHER PLANNING COMMISSION ITEMS

Arbour Greene-136 Unit-55&Older Age Restricted Apartments

Mr. Boyer reviewed a concept that would change the current plan. The basic layout would remain the same with a change to the building designs. This design would include 135- Apartment Units, a Community Center and Pool with a 55 & Older age restriction.

Mr. Hunsburger is looking to retain ownership of the development. Mr. Weber stated this plan would be considered a by right plan and should have no problems getting approvals provided the design complies with our ordinances. Mr. Hunsburger stated he has been advised by the real estate community this type of development is in high demand. He is looking to discuss the possible appraised value for taxes with Berks County to be sure all the numbers work for him to make it cost effective. Mr. Weber agreed to advise what line the township would consider using to comply with the setbacks.

Waste Water Treatment Small Grant

Julie Marburger moved seconded by Dwight Buckwalter to authorize staff to write a letter of compliance & support from the Planning Commission, supporting the small grant for water and sewer treatment. *Motion carried unanimously.*

ADJOURN

Mr. Buckwalter moved, seconded by Ms. Marburger to adjourn the meeting at 8:08PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary