

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
April 11, 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, Chairman, at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller - Chairman  
Julie Marburger, Vice Chair  
Dwight Buckwalter  
Terry Jones  
Thomas Flatley

Staff

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

Mr. Jones moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of February 14, 2018. *Motion carried unanimously.*

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

Approved Conditionally 07/19/17

Mr. Weaver reported the HOP has been approved and the plans have been delivered to the Amity Township Office for signatures. Mr. Muir reported the Developers Agreement has been approved however the Securities and Improvements agreements have not been signed. The Planning Commission agreed to sign the plans. Mr. Bingaman reported the plans will not be released for recording until all agreements have been signed.

**MOOVE IN SELF STORAGE/B&S STORAGE-SKETCH PLAN**

Nothing to report at this time.

**ISLAND PIZZA - FINAL SUBDIVISION-BOYER ENGINEERING**

Original Submission 4.04.18; expires 7.3.18

Reported the plan was accepted for review and conditionally approved by the Board of Supervisors at their meeting on April 4, 2018. The Board of Supervisor's conditions were that LTL Consultants, Kozloff Stoudt, and the Planning Commission be in favor of the plan as presented. Mr. Weber and Mr. Muir reported the plan is clean and satisfactory. Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Board of Supervisor's final approval be granted. *Motion carried unanimously.*

**BLACKSMITH ANNEXATION PLAN-Boyer Engineering**

Mr. Boyer explained the developer is not moving forward with the Land Development Plan and would now like to subdivide the lots. Ms. Marburger moved, seconded by Mr. Flatley to accept the plan for review. *Motion carried unanimously.*

**ZONING**

1123 Douglassville, LLC

Mr. Weaver began by saying they are able to announce the uses planned for the remaining sites. The sites are planned for Wendy's, Dunkin Donuts, & a medical office building. Applicant is looking to develop their remaining lots, and requesting forgiveness to

1. Section 924(b) (1) to allow certain parking spaces near proposed building to be 10 X 18.
2. Section 924(c) (4) to reduce amount of parking spaces required
3. Section 405(d) to allow maximum impervious coverage to be 74% for lot B

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4. Section 450(d) and allow setback buffer to be 0' along the internal property lines.
5. Section 927(g) (2) - Sign height and square footage.
6. Section 923 allow no loading areas on lots C & D.

Mr. Weaver stated they have approval from Penn DOT for the HOP and believe these new lots and uses are within the guidelines of the permit. The Planning Commission discussed each item with Mr. Weaver. Mr. Bingaman stated if the Board is not comfortable with any recommendations to the request Mr. Rountree advised him today they would be willing to postpone the hearing until next month. Mr. Jones asked if this were done would the Township incur additional costs. Mr. Weaver stated he felt he could be ready. Mr. Jones moved, seconded by Mr. Flatley to recommend the Zoning Hearing Board approve #'s 1,2,3,4,6 and recommend three (3) monument signs on the westbound side of 422 and one (1) monument sign on eastbound 422, with a 15-foot maximum height. *Motion carried unanimously.*

ORDINANCES

CORRESPONDENCE

OTHER PLANNING COMMISSION ITEMS

ADJOURN

Mr. Jones moved, seconded by Mr. Buckwalter to adjourn the meeting at 8:01PM. *Motion carried unanimously.*

**Respectfully submitted,**

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