

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

Commission

Paul Weller - Chairman  
Dwight Buckwalter  
Terry Jones  
Thomas Flatley

Staff

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

Mr. Buckwalter moved, seconded by Mr. Jones to approve the minutes of the Regular meeting of September 12, 2018. *Motion carried unanimously.*

**DARNOC LAND DEVELOPMENT-PRELIMINARY-656 BEN FRANKLIN HWY-COMMERCIAL WAREHOUSE-Boyer Eng**

Mr. Brian Boyer from Boyer Engineering asked to discuss LTL's review letter dated 10/5/18. The land development is proposed to house Amity Heating & Air Conditioning, for storage of parts and equipment. The existing building to remain as rental units and build the warehouse in the back. Mr. Boyer discussed they will need a Zoning Variance for the multiple uses on the site. After discussions with Mr. Weber and the commission it was felt the use for the building is best described as a warehouse and would need a variance also. Mr. Boyer asked if the plan would truly require a trip generation study for this use. The business is expected to be only the owner and a secretary using the facility. Mr. Weber stated our ordinance does call for a peak pm traffic study. Mr. Boyer will discuss with his client on performing a traffic study vs proposing an assumed count and paying a fee. Mr. Jones was not opposed to using a traffic count of two and collecting that as the fee. Mr. Boyer will request a waiver for some of the required curbing along RT 422. After revised plans are received the township will send to the Fire Marshall for review.

**GROVE DENTAL-824 Ben Franklin Hwy E - Stackhouse Bensinger - Sketch Plan**

Mr. Scott Miller, Stackhouse Bensinger, introduced Mr. Jeff Grove, Grove Dental, and Mr. Ryan Jones, Dynamic Growth, equitable owners, who were in attendance to present a sketch plan designed for the intersection of Route 422 & Monocacy Creek Rds. The office will be designed to have 5 to 6 operating dentists. The parking to be designed with Stormwater and infiltration design standards. They have typically designed their parking with more than our ordinance requires. They do not plan to use Route 422 as an access point but use Monocacy Creek as their entrance. The current building is on the County Historical list however the building is in a state of disrepair and they plan to remove. The Planning Commission was in favor of the plan and Mr. Weber agreed to a zoning review of the plan and discuss with Mr. Miller.

**ZONING**

**John Gerow-9 Seneca Court-Setback & Size Variance**

Mr. Gerow is requesting two variances. One request is to place a Garage within the setback line. Mr. Gerow stated he measured from the side of the road to the closest expected wall and found it to be 17'. Mr. Weber stated the structure would be back from the edge of the roadway. Mr. Gerow stated the garage is designed to be 44' in length. He

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has a 42' truck he would like to house in the building. Mr. Weber explained Amity's Ordinance states a maximum of 36". Mr. Jones moved and Mr. Buckwalter to recommend the Zoning Hearing Board approve Section 902(b)(9) setback and 902(b)(2) building size variances. As requested. *Motion carried unanimously.*

ORDINANCES

Nothing at this time.

CORRESPONDENCE

Nothing at this time

OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

ADJOURN

Mr. Jones moved, seconded by Mr. Flatley to adjourn the meeting at 7:40PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**