

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 14, 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
Thomas Flatley
Julie Marburger

Staff

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

Mr. Buckwalter moved, seconded by Mr. Flatley to approve the minutes of the Regular meeting of October 10, 2018. *Motion carried unanimously.*

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

Mr. Brian Boyer from Boyer Engineering offered a Time Extension. Ms. Marburger moved seconded by Mr. Flatley to recommend the Board of Supervisors accept a Time Extension to June 19, 2019 as presented. *Motion carried unanimously.* Mr. Boyer discussed the plan is being revised to address some of the concerns with the first plan. The use will be listed as a household service business which is allowed in the district. No rental units will be on this site. Parking required is 12 spaces for the use as now defined and they are providing 18. The stormwater detention basin will be designed providing for the 18 spaces. The driveway has been moved to the east to accommodate the larger detention basin.

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

Mr. Weber provided informal email comments to Stackhouse Bensinger and the plan is expected to move forward.

SPEEDWAY LLC-GAVIN LAW, LLC/RUSSELL T MCFALL, PE - DIESEL PUMPS - FINAL PLAN

Mr. Weber reported the submission is complete for review. Ms. Marburger moved seconded by Mr. Buckwalter to accept the plan for review. *Motion carried unanimously.* Mr. Gavin reviewed the plan is designed to keep the trucks moving and to not create stacking of large trucks on the site. The diesel tanks will have the capability to be filled at the same time as the pumps are dispensing. The driveways have been widened to ease large trucks getting in and out of the site. Mr. McFall stated they have contacted PennDOT to move their signage in the right of way. PennDot has stated from the last plan, changes at this time do not require a site visit for review. They are waiting further contact with PennDOT. All tanks on site will be brought up to the latest standards.

ZONING

Nothing at this time.

ORDINANCE

GENERAL ZONING ORDINANCE UPDATES

Mr. Weber reviewed this Ordinance was prepared to update several sections of our current Ordinances to avoid the repeated Zoning Hearing requests we have seen over the last

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several years. Mr. Weber, Mr. Boland, Mr. Bingaman, & Mr. Loomis met to discuss as directed by the Board of Supervisors. Mr. Weber reviewed each section and the Commission recommend the Ordinance changes with the exception to Section 5 (9). Mr. Weller moved seconded by Mr. Buckwalter to recommend the Board of Supervisor approve the proposed ordinance and forward to Berks County Planning Commission for review with the changes to Section 5 (9), the maximum square footage of any residential accessory structures shall not exceed 900 Square Feet on .51 to 1. acres and add 1296 Square Feet on 1.01 to 1.5 acres. *Motion carried unanimously.*

FAMILY MEMBER SUITES

Mr. Weber reviewed this ordinance was recommended to clarify family member suites within the Township in the RC, LDR, RV, MDR as a permitted use and in the PBOI district as an Conditional Use. Mr. Weller moved seconded by Mr. Flatley to recommend the Board of Supervisors approve the proposed ordinance with a change to Section 957 and include Stepparents, plus advertise for adoption and forward to the Berks County Planning Commission for their review. *Motion carried unanimously.*

CORRESPONDENCE

The Planning Commission agreed to meet on the second Wednesday of the month and the fourth Wednesday for workshops on an as needed basis as they are currently. There are no holiday conflicts with these dates in 2019.

OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

ADJOURN

Ms. Marburger moved, seconded by Mr. Buckwalter to adjourn the meeting at 8:12PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary