

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

December 12, 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  
Terry Jones

Staff

Mr. John Weber, LTL Consultants, Engineer  
Mr. Brian Boland, 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 November 14, 2018. *Motion carried unanimously.*

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

Mr. Brian Boyer discussed LTL's review letter dated 12/7/18. Mr. Boyer will submit the Architectural drawings requested. Mr. Boyer is waiting Amity Township Fire Marshall and PennDOT's review letters. He has received BCCD NPDES Permit approval and this addresses the Stormwater issues raised in LTL's letter. Parking was discussed and there are parking spaces listed on the plan to expand in the future. The stormwater is designed to handle all parking. The Traffic Impact study was discussed. The Commission agreed they will recommend the Board of Supervisors not require a traffic Impact Study, provided the owner pay for 1 trip per day. Mr. Boland requested a note be placed on the plan the developer is abandoning the current east side of the driveway and adding plantings. Mr. Boyer will comply.

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

Mr. Gavin reviewed the plan previously received a Zoning Variance. The Zoning Hearing Board previously waived the requirement of a landscape buffer along 422 East and West. He further explained this was a request from the police to keep things open and airy to enable them an open view when they drive by on either side of 422. They do not have to drive through the parking lot to keep things under surveillance. Mr. Gavin also stated they are waiting for PennDOT and NPDES approvals. Mr. Jones moved and seconded by Mr. Buckwalter to recommend the Board of Supervisors grant Preliminary Plan approval based on LTL's review letter items all be completed as agreed upon by LTL and the Developer. *Motion carried unanimously.*

ZONING

Nothing at this time.

ORDINANCE

Medical Marijuana Act Ordinance

Mr. Boland reviewed the proposed ordinance will allow Marijuana Dispensaries in the HC and SCC districts and Processing/Growing Operations in the LI/O & PBOI districts. Any business to be compliant with the State Regulations. Mr. Jones moved seconded by Mr. Buckwalter, to recommend the Board of Supervisors adopt the ordinance as written. *Motion carried unanimously.*

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Family Member Suites

Mr. Boland reviewed the Berks County Planning Commission recommendations. Mr. Boland will change the wording to state signed affidavits for renewals of Certificates to be supplied to the township every two years.

GENERAL ZONING ORDINANCE UPDATES

CORRESPONDENCE

OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

ADJOURN

Mr. Jones moved, seconded by Mr. Flatley to adjourn the meeting at 7:39PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson  
PC Secretary