

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 13, 2019

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
Thomas Flatley
Terry Jones

Staff

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

Ms. Marburger moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of January 9, 2019. *Motion carried unanimously.*

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

Original Submission 09.12.18; expires 12.11.18

Extension #1 approved 11.21.18; expires 06.19.19

Nothing to report at this time.

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

Original Submission 11.12.18; expires 2.12.19-PRELIMINARY PLAN CONDITIONAL APPROVED 12.19.18

Mr. Weber stated we do expect a Final Plan next month for review.

1123 Douglassville LLC, Phase 2-1123 Ben Franklin Hwy-Penn E & R-Preliminary/Final

Original Submission 01.09.19; expires; 4.10.19

Mr. Rountree is waiting for Mr. Dave Weaver to arrive. He requested the board defer his plan to other business.

BOY SCOUT RECOGNITION - Mr. Weller recognized a Boy Scout in the audience. Mr. Andrew Bermender Jr., from Boy Scout Troop 597, was here to earn his Communications Merit Badge. He was here to learn about local government and prepare a report on what the meeting was about. He is working towards an Eagle Scout designation.

ZONING

VARIANCE - Joseph Perrone - Garage Setback - 217 Stephens Way

Mr. Perrone was present in the audience. Mr. Jones stated this was also reviewed at the Board of Supervisor's meeting. Mr. Jones moved seconded by Mr. Flatley to recommend the Zoning Hearing Board approve the Zoning Variance to Chapter XXXII Section 902(B)2 as requested and allow an 8-foot setback as opposed to 25 feet as required. *Motion carried unanimously.*

Sherry Hunter - Goats on Property- 295 Monocacy Creek Rd

Mr. John Hunter was present and stated they needed the variance for the goats due to their lot is just shy of 2 Acres. Mr. Weber reviewed they are just about 80,000 square feet. Mr. Hunter stated the goats are fenced in and the one goat is a senior and life expectancy is another year or two. Mr. Jones moved seconded by Ms. Marburger to recommend the Zoning Hearing Board grant a variance to Article XXXII Section 905(a)(3) and allow the goats contained on the property. *Motion carried unanimously.*

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1123 Douglassville LLC, Phase 2-1123 Ben Franklin Hwy-Penn E & R-Preliminary/Final

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Mr. Weaver arrived and began with reviewing and commenting on LTL's review letter dated 02.08.19. Mr. Weaver will be meeting with Mr. Weber next week to further clarify some items in said letter. Mr. Weaver shared a sewer plan design as discussed with Mr. Dave Miller, Entech Engineering. Discussions will continue. Review letter discussions then followed with:

CONFORMANCE WITH THE ZONING ORDINANCE:

3. A portion of the proposed Dunkin Donuts building is located in the required side yard of Lot B Section 405(d). They will comply with the Ordinance. They will move the building location to comply.

4. A variance was granted to not require the loading spaces required by Section 923 on Lots B and D. On the current proposed plan, Lot C now does not contain a loading space. Mr. Rountree stated they alternated buildings on the lots from the original presented at the Zoning Hearing Board. Ms. Bernecker will discuss with Mr. Muir Thursday to see his opinion on how this may be solved. Mr. Rountree also agreed to look at adding a loading space on Lot C even though the business does not require one by their standards.

5. Two of the parking spaces required by Section 924(c)(3) are located in front of and therefore are blocking the trash enclosure on Lot C. An alternate layout must be provided such that parking spaces are not located in front of the trash enclosure. The Commission agreed if the two parking spaces were designated as employee only parking this was acceptable.

SALDO

13. A trip generation study must be provided for each of the proposed uses in order to determine the PM peak hour trip generation and applicable traffic impact fee for each use (Section 505). Mr. Weaver stated they have a report from Traffic Planning and Design and will share with Mr. Weber. Mr. Weber stated he needs this information to calculate the traffic impact fee.

The Commission then discussed possible stacking of cars with the design in driving up to the Dunkin Donuts drive-thru. Mr. Rountree stated this is the way Dunkin Donuts prefers. Mr. Weber agreed this will be something to watch to avoid any stacking on 422.

Mr. Weaver discussed a waiver request letter dated 01.13.19 with 5 requests, and Mr. Rountree discussed 3 more possible waivers.

1. The Commission discussed the stormwater basin design. Mr. Weaver is requesting to allow shallow underground stormwater basins within 8 feet of the building, due to no basements. Mr. Weber agreed.
2. Developer is requesting to allow parking within 8' of the proposed buildings as opposed to the 15' required.
3. The developer is also looking to not have concrete bumpers in parking spaces. They feel they are a tripping hazard.
4. They are asking to not have to provide an internal collector street with this design. They stated if this were a strip mall design a collector street would make sense. However, with the separate buildings they request to not provide.
5. A waiver will be requested to place 11 of the 40-trees required in a different location on the lot. They are looking to give the best visibility to their clients. The Commission agreed this was acceptable.
6. The Township requires a 50-Year Stormwater design. Mr. Weaver said they can provide a 25-Year Stormwater design. Mr. Weaver and Mr. Weber will further discuss. The Commission agreed this will be acceptable.
7. They would like to submit the plan and have reviewed as Preliminary/Final. The Commission agreed this was acceptable.
8. The Stormwater at inlet #3 may need a waiver.

Mr. Weaver and Mr. Rountree agreed to revise their letter and present all waiver requests at the next Planning Commission meeting for formal action. Mr. Rountree was pleased the Commission agreed in principal with his requests.

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ORDINANCE

CORRESPONDENCE

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

Ms. Marburger moved seconded by Mr. Jones to adjourn the meeting at 7:55PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary