

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 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  
Terry Jones

Staff

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

Ms. Marburger moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of February 13, 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

Mr. Boyer reported they have resubmitted to PennDot and expect to be back with revised plans next month.

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

Original Submission 02.05.19; expires 05.03.19

Mr. Gavin stated they will comply with all items in LTL's review letter dated 03.09.19. Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Board of Supervisors approve the Final Plan conditioned upon all items in LTL's review letter dated 03.08.19 be complied and a Final Plan application and fee be received by the Township. *Motion carried unanimously.*

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

Original Submission 01.09.19; expires; 4.10.19

Mr. Dave Weaver presented an updated version of waiver requests. Mr. Weaver stated they will comply with LTL's review letter dated 03.08.19. PennDOT has agreed to provide a revised review by March 26, 2019. Mr. Weaver discussed Item #18 on page 4 and is requesting to have the Open Space fee deferred on Lot D until a tenant, use & size is determined to move forward. Mr. Weaver stated they will add a note to the plan deferring the fee until Building Permit is issued for Lot D. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Board of Supervisors grant approval of waivers requested in Penn E&R letter dated 02.27.19 plus Lot D Open Space fee be deferred until building permit. *Motion carried unanimously.* Mr. Weaver will revise his waiver request letter prior to Board of Supervisor meeting 3.20.19. Mr. Jones moved, seconded by Ms. Marburger to recommend the Board of Supervisors grant Preliminary/Final approval conditioned upon Entech's review letter dated 3.7.19, LTL's review letter dated 03.08.19 and Penn E&R waiver requests be approved. *Motion carried unanimously.* In the event the Board of Supervisors do not approve the plan prior to 4.10.19 and time extension will be needed. Mr. Jones moved, seconded by Ms. Marburger to recommend the Board of Supervisors accept a time extension to 07.24.19. *Motion carried unanimously.*

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 13, 2019

**ZONING**

**VARIANCE - Amity Self Storage - Enlargement of Pre-Existing Use - 1100 Ben Franklin Hwy**

Mr. Mullaney, attorney representing Mr. Fisher reviewed the application for Zoning Variances for the property. They are asking for the variances to bring the site in compliance. Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Zoning Hearing Board grant Mr. Fisher variances to Article XXXII, Part 9, Section 951 (b)(2) and Article XXXII, Part 9, Section 951 (b) (8). *Motion carried unanimously.*

**Birgit Clager - Two Unit - 317 Griffith Dr**

Ms. Clager reviewed she is requesting a Special Exception under Zoning Section 904 and allow the property at 317 Griffith Dr be used as a two unit. There are currently two living spaces at this location. To make them compliant with codes she will apply for a building permit and will add a fire wall to keep each living space separate. She will also purchase an EDU for compliance. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board grant the Special Exception requested for 317 Griffith Dr. *Motion carried unanimously.*

**1123 Douglassville, LLC - Loading Zone Forgiveness - Ben Franklin Hwy**

Mr. Weaver discussed this request for Loading Zone Forgiveness is to move the current decision by the Zoning Hearing Board for a different Lot. They moved the buildings and would like to place the forgiveness to the correct location. Mr. Jones moved seconded by Ms. Marburger to recommend the Zoning Hearing Board allow the relocation of the previous decision & order. *Motion carried unanimously*

**ORDINANCE**

Nothing at this time.

**CORRESPONDENCE**

Nothing at this time.

**OTHER PLANNING COMMISSION ITEMS**

Brian Boyer 78 Toll Gate Rd - Septic Company-Concept Plan

Mr. Boyer presented a concept plan for a vacant lot on Toll Gate Rd. His client Cory Truckes has the property under agreement and is doing his due diligence. Mr. Truckes would like to build a building and set up the property similar to what was done at All American Septic built on Riga Lane. He would like to capture the stormwater from the site and use to flush and fill his trucks in preparation for service. He is the new owner of a porta potty business and he would like to conduct his business in the township. The Planning Commission was agreeable to the concept. Mr. Weber felt the plan should go through the full Land Development process.

Ms. Jones moved seconded by Ms. Marburger to adjourn the meeting at 8:18PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**