

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 8, 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. Kourtney E. Bernecker, 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 March 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 handed in the PennDOT approved HOP for the site. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Board of Supervisors grant the requested waivers for

1. Section 507(a)(3) and not require curbing installed at the site.
2. Section 505 and not require a traffic impact study and agree to a 1 trip per day fee.

*Motion carried unanimously.* Ms. Marburger requested information on the amount of parking spaces being provided at the site. Mr. Boyer explained the owner is looking at possibly expanding his business in the future and wanted to provide more parking for service vans. Mr. Jones moved seconded by Mr. Flatley to recommend the Board of Supervisor grant preliminary plan approval. *Motion carried unanimously.*

**GROVE DENTAL - ANNEXATION PLAN-STACKHOUSE BENSINGER, Inc - 840 BEN FRANKLIN HIGHWAY**

Mr. Scott Miller, Stackhouse Bensinger, Inc., presented the annexation plan. The developer is looking to purchase a portion of the adjoining land. The adjoining lot was divided by PennDOT years ago to relocate Monocacy Creek Rd. PennDOT's right-away split the lot keeping part vacant land of the lot on one side of the road and the building with .31 acres on the other. Allowing the annexation at this time would create the former School house lot to be a non-conforming lot. Mr. Weber agreed to speak to Mr. Boland and Mr. Loomis to see what options are available. Mr. Loomis stated they may be required to go to a Zoning Hearing for a variance. Mr. Jones requested if this is the case, to please see what can be done to conduct a hearing as soon as possible to not deter or hold up the project. Mr. Miller advised he will wait to hear from Mr. Weber. Ms. Marburger moved seconded by Mr. Buckwalter to accept the plan for review. *Motion carried unanimously.*

**78 TOLL GATE ROAD - PRELIMINARY PLAN -BOYER ENGINEERING**

Mr. Boyer presented the plan and reviewed the developer is looking at starting the business at this location with 3 office employees and 7 service trucks and the parking lot is designed to handle business expansion. Mr. Flatley moved seconded by Ms. Marburger to accept the plan for review. *Motion carried unanimously.*

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

May 8, 2019

ZONING

**VARIANCE - Gary Levan - Shed Set back - 31 Monacacy Rd**

Mr. Levan reviewed he is looking to place a 1 car/shed on his property. He is looking at placing the building 9 feet from the property line where 20feet is required. Mr. Levan was also advised to find out the building height prior to his hearing to be certain if it complies with our ordinance. If not he may wish to revise his application at the hearing. Mr. Jones moved seconded by Mr. Flatley to recommend the Zoning Hearing Board approve the variances to Article XXXII Sections 902(b)(2) and 403(e) as requested. *Motion carried unanimously.*

ORDINANCE

Nothing at this time.

CORRESPONDENCE

Nothing at this time.

OTHER PLANNING COMMISSION ITEMS

Mr. Jones moved seconded by Mr. Buckwalter to adjourn the meeting at 7:41PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**