

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 11, 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
Dwight Buckwalter
Thomas Flatley
Terry Jones
Julie Marburger

Staff

Mr. John Weber, LTL Consultants, Engineer
Mr. John Muir, 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 August 14, 2019. *Motion carried unanimously.*

78 TOLL GATE ROAD - PRELIMINARY PLAN - BOYER ENGINEERING

Original Submission 05.08.19: expires 07.06.19

Extension 1 approved 07.03.19: expires 12.18.19

Mr. Boyer discussed the following items in LTL's review letter dated 9.10.19:

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Item #5- *A trip generation report prepared by Traffic Planning and Design was submitted. The Township and Applicant should discuss this matter in order to determine an appropriate means of quantifying the number of employees and the associated traffic impact fee.*

Mr. Boyer will have the client write a letter stating the amount of Employees he intends to hire and when he plans to increase the number of employees. This will enable compliance. Mr. Weber agreed it to further review when received.

Item #8- *The entire property is wooded. The plan proposes to maintain the existing woodlands along the property frontage and side lot lines. The Township and Applicant should discuss the need for any supplemental landscaping.*

Mr. Boyer proposes to review the wooded area and high intensity requirements during construction with Mr. Weber on site. The client would like to disturb the least amount of trees possible. Mr. Weber agreed to review on site.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

Item #5- *Section 307 - The post-development 2-year peak discharge rate is required to be reduced to the pre-development 1-year peak discharge rate utilizing the SCS Method. For Drainage Areas A, B, & C the post development 2-year peak discharge rate has not been reduced to the pre-development 1-year peak discharge rate utilizing the SCS Method. The Applicant has requested a waiver.*

Mr. Boyer reviewed there are drainage, buffers and collection issues along the wooded areas. The berm areas are uncollectable. Mr. Boyer requested the trees stay and satisfy as a natural collection area. Mr. Boyer further explained the impervious coverage areas do satisfy the ordinance with collection basins.

Mr. Weber stated he sees no issue with allowing the water to flow into the wooded area. The flows are very low in this area. Mr. Flatley stated it may be counter-productive to tear down trees to install drainage where the water will flow to the trees.

Item #6- *Section 308(a)- This site is located within the Stormwater Management District C.*

This is the same issue as Item 5.

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Item 11- *Section 311(b)(xii)- For Infiltration Basins A1, B1, & B3 1 ft. of freeboard is required to be provided between the design flow elevation thru the emergency spillway and to the top of berm elevation. The required freeboards have not been provided for all 3 basins. The Applicant has requested a waiver.*

Mr. Boyer stated 3 of the designed basins on the site have freeboard in the required area and the remaining basins have some freeboard in the critical areas but not all the required areas. Mr. Weber was agreeable to the designs. Mr. Boyer stated the client is designing a rain water collection tank to capture rain water and recycle it to clean the trucks.

Mr. Jones moved seconded by Ms. Marburger to approve the following waivers requested in Boyer Engineering Waiver request letter dated 08/25/19:

AMITY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT

Section 507(a)(3) To not require curbing to be installed on the site. Curbing would not match the surrounding properties and limit the disconnection of impervious surfaces from vegetated areas.

AMITY TOWNSHIP STORWATER ORDINANCE

Section 307 & Section 308(a) To not require the 2-year post developed peak rate runoff to meet the 1-year pre-developed peak rate. All impervious surfaces are controlled by on-site BMP's. The bypass areas are the grass slopes along the impervious areas and the basins.

Section 311(b)(xii)- To not require 1-foot of freeboard between the emergency spillway and top of berm. One foot of freeboard is provided between the 100-year elevation and the spillway. Each basin was designed to retain a relatively minimal depth of water which will minimize the concern for 1-foot freeboard. The spillways have been designed to pass the 100-year storm flows.

Motion carried unanimously. Mr. Boyer will be submitting Erosion & Sediment plans to the Berks County Conservation District and an HOP Application to PennDOT in the very near future.

PHYLLIS C PLOWFIELD - SUBDIVISION/ANNEXATION PLAN-ASTON SURVEYING

Mr. Aston reviewed LTL's review letter dated 9.5.19 and commented to the following:

Sewer Provision to Vacant Lot- Mr. Aston requested the 38 Acre Parcel lot be exempt from purchasing an EDU for the lot. The owner is not intending to develop or sell the lot at this time. A note is on the plan stating any purchaser will need to apply with a sewer planning module prior to home/homes being built on this land.

Driveway on 38 Acre Lot Mr. Weber stated he would like to see a driveway identified on the plan that would have clear sight distances. The driveway does not need to be constructed only as a possible location for any future sale.

Concrete Monuments Mr. Aston requested to place a concrete monument at the street and the rest of the markers be steel pins. The board discussed and agreed to concrete monuments on the corners in the front and back and steel pins at the other locations.

Mr. Aston will revise the plan according to the discussion and other items listed in LTL's letter and submit along with a waiver request letter for the October 9th meeting.

ZONING - VARIANCE REQUEST

Nothing to review at this time.

ORDINANCE

Mr. Weber stated Landscape/Contractor business review meeting is tomorrow. It was rescheduled with Mr. Boland and Amity Township staff to review possible amendments to the commercial districts.

CORRESPONDENCE

COUNTY OF BERKS COMPRESHENSIVE PLAN 2030

The Planning Commission chose to make no comment to the plan. The plan does not have any changes that will affect Amity Township.

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OTHER PLANNING COMMISSION ITEMS

Nothing at this time.

Mr. Jones moved seconded by Mr. Buckwalter to adjourn the meeting at 7:37PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**