

AMITY TOWNSHIP PLANNING COMMISSION

Workshop MEETING

October 23, 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

Thomas Flatley

Terry Jones

Julie Marburger

Staff

Mr. John Weber, LTL Consultants, Engineer

Mr. Brian Boland, Kozloff Stout, Solicitor

Troy Bingaman, Amity Township Manager

Steve Loomis, Amity Township Building & Code Official

Kathie Benson, Amity Township Planning Commission Secretary

ORDINANCE REVIEW

CONTRACTORS, LANDSCAPERS, & CONSTRUCTION ESTABLISHMENTS

The Planning Commission began reviewing the definitions prepared by LTL Consultants as a result of a meeting with Brian Boland, John Weber, Troy Bingaman, & Steve Loomis to address where and how Contractors can establish business in our township.

Heavy Construction Contractor's Establishment. Uses or facilities designed or intended to be used for the conduct of business related to the heavy construction industry and characterized by large outdoor storage areas for materials and equipment. Such establishments may include, but are not limited to, excavation and grading contractors, masonry and concrete contractors, road construction and paving contractors, commercial building contractors and similar trades and businesses.

The Planning Commission agreed to recommend this definition be included in the LIO And PBOI Districts.

Light Construction Contractor's Establishment. Uses or facilities designed or intended to be used for the conduct of businesses related to construction trade industries including, but not limited to, electrical contractors, plumbing contractors, HVAC contractors, flooring contractors, framing/carpentry contractors and similar trades and businesses. Such establishments generally do not include large outdoor storage areas for materials and equipment.

Landscaping Contractors Establishment. Uses or facilities designed or intended to be used for the conduct of businesses related to the landscaping industry including contractors who provide services including, but not limited to, lawn mowing, lawn fertilizing and weed control, hardscape designs and installation, tree and shrub installation and similar services. Such establishments generally do not include large outdoor storage areas for materials and equipment.

Mr. Boland began the discussion stating Supervisors in the past chose to not allow businesses on 422 Commercial District place Jersey Barriers and Bins for storing material on the major thoroughfare through the township. Mr. Flatley offered typically most of your landscapers look for the lower priced property to set up business.

AMITY TOWNSHIP PLANNING COMMISSION

Workshop MEETING

October 23, 2019

Ms. Marburger suggested controlling the size of the building and amount of land allowed for storage. Mr. Jones asked if Conditional Use is the way to allow the businesses to be conducted and control the way it is conducted. The Planning Commission recommended Mr. Weber prepare something that will allow a percentage of storage outside with buffering and setback controls. The property percentage is to be a part of the suggested changes. The Planning Commission would like to see the information geared to including the Light Construction in the LIO, and HC Districts and the Landscaping Contractor in the LIO, PBOI, & HC Districts.

OFF-SITE SIGNS-ORDINANCE CHAPTER 32 SECTION 927(4) (V)

Mr. Loomis requested an interpretation of the Sign Ordinance for an understanding of how close an off-site sign can be to another sign. Is this intended to be off site signs specifically billboards or all commercial signs. Mr. Boland explained the ordinance is written to not allow any off-site sign within 1000 feet of any other sign. PA Codes allow 500 feet between signs however Amity chose to keep their offsite signs further apart. The Planning Commission explained the 1000 feet was written to keep the 422 Corridor from an overabundance of signs. Mr. Loomis will deny the current application for an off-site sign on 422.

SOLAR ENERGY SYSTEMS CHAPTER 32 SECTION 943

The Planning Commission reviewed to Solar Energy Systems and agreed the industry is changing and should update the Ordinance. (a)(1) Remove "for space heating and cooling and for hot water heating". Mr. Boland agreed to look at addressing certain lot sizes and restrictions and possible allowance within the RC and LDR Districts.

INTERNATIONAL PROPERTY MAINTENANCE CODE - CLOSE UP PROCEDURES

Mr. Loomis is currently pursuing several properties, as directed by the Board of Supervisors, that may have violations to the International Property Maintenance Code. Part of the code allows the property owners to appeal the noted violations. Mr. Bingaman is currently looking for volunteers for the appeals board. If the property is still considered in violation the code calls for the property to be closed. Mr. Loomis handed out the Boarding Standard and request guidance from the board how they wish to recommend the Properties be closed.

OTHER PLANNING COMMISSION ITEMS

Mr. Wayne Klein spoke about a site on 422 that is going for auction. He co-owns the adjoining property with his brother and uses it for their Travel Bus Business. This site he is looking to purchase alone. Will this still qualify for use as a PUC business use. Mr. Boland advised the use may continue to this property however the existing home may only be used as an office, private living, or care taker living. The home as it is may not be used as a rental without a Zoning Variance.

Mr. Jones moved seconded by Mr. Flatley to adjourn the meeting at 9:11PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**