

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 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 (arrived 7:05)

Staff

Mr. John Weber, LTL Consultants, Engineer
Mr. Brian Boland, Kozloff Stout, Solicitor
Troy Bingaman, Amity Township Manager
Kathie Benson, Amity Township Planning Commission Secretary

Mr. Buckwalter moved seconded by Mr. Flatley to approve the minutes of the Regular meeting of November 13, 2019. *Motion carried unanimously.*

PHYLLIS C PLOWFIELD - SUBDIVISION/ANNEXATION PLAN-ASTON SURVEYING

Original Submission 08.14.19; expires 11.12.19

Extension #1 approved 10.16.19; expires 01.15.20

Mr. Aston reported he revised the plan in accordance with Mr. Weber's review letter dated 07.04.19. Mr. Aston further explained this plan subdivides 15 acres for the existing home and a 40Acre non developed lot. The placement on the plan of the monuments as required by ordinance was discussed. Mr. Buckwalter moved seconded by Mr. Jones to recommend the Board of Supervisors approve the waiver request to place concrete monuments as one in the front and one in the back, with metal pins at the two intermediate points. *Motion carried unanimously.* Mr. Flatley moved seconded by Mr. Buckwalter to authorize the Planning Commission Chair sign and endorse the DEP Non-Building Plan for the 40-acre Lot. Mr. Aston stated there is no EDU reserved for the lot, and a statement to this is recorded with the plan and made a part of the deed. Ensuring, if anyone were to purchase for any sort of development EDU/s would be required. *Motion carried unanimously.* Mr. Flatley moved seconded by Mr. Buckwalter to recommend the Board of Supervisors grant approval to the plan subject to adding bearing and distance between Lot 1 & Lot 2 and contingent upon compliance with all items in LTL Consulting's letter dated 12.3.19. *Motion carried unanimously.*

AMITY PARK ROAD SUBDIVISION - SKETCH PLAN - MCCARTHY ENGINEERING-340 UNIT SUBDIVISION

Mr. Weber reviewed the Sketch Plan as submitted appears to meet the Amity Township's Zoning Requirements. There are two lots that may be in question for building due to the possible location in steep slopes. The Sketch Plan meets the setback and density requirements.

ZONING - VARIANCE REQUEST

Nothing to review currently.

ORDINANCE

Mr. Boland reported the draft ordinance should be ready for Mr. Weber, Mr. Bingaman & Mr. Loomis review early next week. Once they approve the revisions it will be brought to the Planning Commission for their review prior to sending to the Board of Supervisors.

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CORRESPONDENCE

OTHER PLANNING COMMISSION ITEMS

GCP-322 Single Home Adult Community (formerly Leaf Creek Farm/Schmale Farm)- Boyer

Engineering-Mr. Boyer presented a Tentative Plan for 322 Single Age Restricted homes with a Community Center close to the entrance. Mr. Boyer reported he brought the plan to the office today for informal discussion with Mr. Bingaman, Mr. Boland, & Mr. Weber. Mr. Boyer reported the developer at this time is looking to dedicate the streets to the township but may consider making them private and part of the homeowners association with gates at both entrances. The plan is designed as an active adult by right plan. The plan does call for narrowing of the streets. Amity Township Ordinance requires 33 feet width for Local streets and 36 feet for Collector streets. They are proposing to make the local street 28 feet wide with parking on one side. Mr. Weber stated with that scenario he can not recommend the township take ownership of the streets. Mr. Boyer stated the plan will require a Variance to the size of the Community Center as required by ordinance. Mr. Boyer stated the plan is to build single family dwelling units with 2 Car Garages, first floor living with loft areas on the second floor. Mr. Jones moved seconded by Mr. Buckwalter to allow Mr. Boyer to submit a formal Sketch plan for review in the next few days. Mr. Bingaman confirmed he received an email confirming the developer is willing to pay the Engineering and Solicitor fees for a Sketch Plan review. *Motion carried unanimously.*

Chuck's Auto Salvage-Boyer Engineering - Mr. Boyer reviewed an informal plan from Mr. Chuck & Mr. Doug Reinert to build a proposed 9500 square foot warehouse with truck loading docks on their site. The site currently has a variance approved to operate in the LDR district as a non-conforming use. They will need a variance for this plan to build the size of their building. Currently they can increase the size of the building by 25% and this would be a 100% increase in size. Mr. Boyer stated they may consider consolidating the three deeds to make one to alleviate the need for setbacks between lots. Mr. Doug Reinert stated the building is being built to protect the employees during bad weather in loading the trucks that are loaded daily to remove items from the salvage yard. They currently begin loading trucks at 4:00AM and load 9 per day. No expected increase in traffic at this time. Mr. Boland asked for a review of the process they use to clean parts.

Mr. Chuck Reinert, Jr stated they place the parts in a water tank and a solution is added and neutralizes the water. All metals and parts left in the process are removed and placed in a dumpster. Mr. Boyer stated they are required by DEP to have their water and site tested twice a year for contaminants. Mr. Buckwalter moved seconded by Mr. Flatley to allow the site and building expansion move forward without a full land development review, and allow this to go to building permit review, with the understanding Mr. Weber will formally review the plan for Stormwater Management, and the Zoning Variance application to be filed. *Motion carried unanimously.* The Zoning Variance will also allow a review by both the Planning Commission and Board of Supervisors.

Mr. Buckwalter moved seconded by Mr. Jones to adjourn the meeting at 7:48PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary