

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 08, 2020

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

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. Weller turned the meeting over to Mr. Muir. Mr. Muir opened the floor stating he would entertain nominations for Chairman of the 2020 Amity Township Planning Commission:

Mr. Buckwalter moved, seconded by Mr. Jones to open the floor for Chairman and nominate Paul Weller as Chairman of the Planning Commission. *Motion carried unanimously.* Mr. Jones moved, seconded by Mr. Buckwalter to close the nominations and approve Paul Weller as Chairman. *Motion carried unanimously.*

Mr. Muir opened the floor stating he would entertain nominations for Vice Chairman of the 2020 Amity Township Planning Commission:

Mr. Jones moved, seconded by Mr. Buckwalter to open the floor for Vice Chairman and nominate Thomas Flatley as Vice Chairman of the Planning Commission. *Motion carried unanimously.* Mr. Jones made the motion and Mr. Buckwalter seconded the motion to close the nominations and nominate Thomas Flatley Vice Chairman. *Motion carried unanimously.*

Mr. Buckwalter moved seconded by Mr. Flatley to approve the minutes of the Regular meeting of December 11, 2019. *Motion carried unanimously.*

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

Mr. Weber stated there was nothing for review at this meeting.

78 TOLL GATE - FINAL PLAN - BOYER ENGINEERING

Submission

Mr. Boyer discussed the review letter from LTL dated 01.03.20. The developer would like to request an agreement be approved for the Traffic Impact Fee. His plan is to build his business up to 33 employees as in the Traffic Study within 5 years. The trip generation report reflects this number and the fees are based on these numbers. He would like to propose to pay the Traffic Impact based on current staff of 10 Employees. They propose to start with 10 Employees and pay the remaining fee with an agreement in place to review the amount of employees every 2 years and adjust the fees for additional employees as they increase. Mr. Jones moved seconded by Mr. Buckwalter to recommend the Board of Supervisors grant approval of an agreement for the traffic Impact Fee subject to Kozloff Stout approval. *Motion carried unanimously.* Mr. Boyer will contact the owner and get the application and fees submitted to the township office for the Final Plan.

ZONING - VARIANCE REQUEST

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Chuck's Auto Salvage-Boyer Engineering

Mr. Boyer reviewed the Zoning Variance request. They are looking for forgiveness for expansion of the non-conforming use. Amity Township Ordinance allows a 25% increase and they are looking to increase the size by 40%. They are planning on placing all parcels under one deed therefore eliminating setback requirements to lot lines. Mr. Jones moved, seconded by Mr. Buckwalter to recommend the Zoning Hearing Board give this application a favorable approval. *Motion carried unanimously.*

ORDINANCE

Nothing at this time

CORRESPONDENCE

OTHER PLANNING COMMISSION ITEMS

Boyer Engineering-Ron Rhoads 351 Ben Franklin Hwy

Mr. Boyer presented a rough sketch plan. Mr. Rhoads owns both 351 & 383 Ben Franklin Hwy. Mr. Rhoads is looking to change lot lines however this would create driveway width issues that require Zoning forgiveness. The home lot will have a 50' width in the Commercial Zoned District. The Planning Commission discussed the width would be satisfactory for a residential property. The planning Commission was in favor of this concept moving forward and redesigning the lots.

Boyer Engineering-Arbour Green - Old Swede Rd -148 55 & Older Age Restricted Units

Mr. Boyer presented a potential revision to their plan. They are looking at designing the site with 148 2 Bedroom Apartment Units with Garages. There will be an exception to Six of the buildings along the back woods, they will have three levels and two one bedroom units. Mr. Hunsburger is planning to make this an Age Restricted rental unit development with a community center, swimming pool, dog park and walking trails. He will remain owner and maintain the community. All roads and infrastructure to remain private. Mr. Jones moved, seconded by Mr. Buckwalter to accept for a sketch plan review. Mr. Hunsburger agreed to pay any associated fees. *Motion carried unanimously.*

Adjournment

Mr. Jones moved seconded by Mr. Buckwalter to adjourn the meeting at 7:40PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**