

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 12, 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
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

Terry Jones moved seconded by Dwight Buckwalter to approve the minutes of the Regular meeting of January 8, 2020. *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 stated there was nothing new to report.

Leaf Creek Age Restricted-GCP Amity Residential-311 Single Family Dwelling Units-Boyer Engineering

Mr. Boyer reviewed LTL's letter dated 02.07.20. The plan proposes a 30-foot-wide collector road while our Ordinance requires a 36-foot-wide collector road. The plan also proposes a 24-foot-wide minor street with no on-street parking, while our Ordinance requires 33-foot minor street width. The streets in this development are scheduled to be private and they will maintain them. The Planning Commission was more comfortable with a 28-foot-wide street and parking on one side. The driveways are proposed as 20 foot wide. Therefore, allowing for two cars to be parked outside the garage. Each home will have a garage. The developer is serious about this site in they have an agreement to purchase. It may take a couple of months before the Preliminary Plan is ready for submission. They plan on a community center at the entrance area of Route 662.

Arbour Green - Old Swede Road Commercial Retirement Community-Sketch Plan-Boyer Engineering

Mr. Boyer discussed LTL's review letter dated 02.07.20 and agreed with all items with the exception to the following:

#10. *The Township and Applicant should consider the potential safety hazard of the parking spaces with direct access to Arbour Drive between Old Swede Road and Thimbleberry Court.* After discussion the Planning Commission requested developer to see if there is anything they can do to minimize the risk. While it appears to meet the ordinance, it may present a hazard to individual backing out of their driveways in building 33 and 34.

Mr. Hunsberger and Mr. Weller discussed this type of community does not generally have much traffic or at fast paces.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

February 12, 2020

#12. *The plan proposes 148 units on a single-access street from Old Swede Rd. This matter should be considered by the Township and Applicant.* Mr. Boyer agreed this will require a waiver and stated there has always been an Emergency Access point shown on the layouts. The plan calls for reducing a portion of the Route 662 hump in the road to increase site distance. The original straightening of the road and removal of the area entirely was too costly due to needing to relocate utilities and telephone poles.

#13. *In accordance with Section 953 (e)(9) concrete sidewalks shall be provided on at least one side of the interior drives. The proposed plan does not provide such sidewalks.* Mr. Boyer and Mr. Hunsberger both stated the plan provides sidewalks at the community center and a walking path behind the units to get around the site. Mr. Hunsberger suggested other areas that would accommodate sidewalks. Mr. Jones was in favor of this concept. The Planning Commission agreed to a revision in the preliminary plan to decide the final outcome.

#15. *The plan provides 401 parking spaces.* Mr. Hunsberger agreed they may need to remove some of the parking when the Preliminary Plan is prepared; however, he feels it is better to provide too many rather than not enough.

Mr. Hunsberger asked the Planning Commission if they would consider using the Federal Guidelines for Age Restricted which allows 80% Age Restricted and 20% other. Mr. Muir reviewed our Ordinance requires 100% Age Restricted in a development designed this way. It is not easy to keep a constant calculation to prove you are not violating the percentages. Mr. Hunsberger reviewed there will be a Community Center, Pickle Ball Court, Bocce Ball Court, Swimming pool, gas fire pit with outdoor furniture, a deck overlooking the wooded area, designed in the community area with a building to house a Package Delivery Room, Pool Table, social room, and a maintenance shop. Mr. Hunsberger distributed an Architectural Design he is planning. Amity Township Ordinance calls for 6 different designs. Mr. Hunsberger requested to keep all the buildings the same. He wants all apartments the same. The Planning Commission suggested he change the color and façade of the buildings to comply. Mr. Hunsberger stated he would like to start the project in the Fall of 2020. Mr. Hunsberger also inquired if this development could be approved for a LERTA Tax relief. Mr. Muir stated LERTA does not apply to this site.

Jiffy Lube-1142 Ben Franklin Hwy-Preliminary/Final-Seven Engineering

Mr. Chris Arnold, Seven Engineering, reviewed the plan submitted. This was formally known as Lot D of the 1123 Ben Franklin Highway Phase II Plan. The plan is to build a 5000 square foot building. This is the first building Jiffy Lube has proposed to build in 20 years. The site was originally designed with an underground detention pond and they are proposing to change this to an above ground pond. Terry Jones moved seconded by Thomas Flatley to accept the plan for formal review.

ZONING - VARIANCE REQUEST

Ronald Rhoads-351/383 Ben Franklin Hwy

Mr. Boyer reviewed this variance request is for forgiveness for a flag lot and driveway width in the Highway Commercial District. He is looking to subdivide his lots and create a larger lot for commercial development and maintain his home on the other lot. Dwight Buckwalter moved seconded by Julie Marburger to recommend the Zoning Hearing Board grant relief and allow the 50-foot driveway to the existing home as shown on the plan. *Motion carried unanimously.*

ORDINANCE

Nothing at this time

CORRESPONDENCE

OTHER PLANNING COMMISSION ITEMS

Artistic Visions-7 Riga Lane

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

February 12, 2020

Mrs. Kathleen Simser mother of Aaron Simser, Taxidermist, Artistic Visions, discussed her son is looking to purchase a lot at 7 Riga Lane and was here to see if this was favorable to the Township. They are looking to build a 5,000 square foot building and have 6 employees. They need more working space than they have in their present building in Earl Township. Mr. Weber advised her to hire an Engineer to design the plan and this could possibly be done as an inhouse review.

Adjournment

Julie Marburger moved seconded by Mr. Buckwalter to adjourn the meeting at 8:27PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary