

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 8, 2020

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Fire Company located at 47 Pine Forge Rd, 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

Terry Jones moved seconded by Dwight Buckwalter to approve the minutes of the Regular meeting of June 10, 2020. *Motion carried unanimously.*

78 TOLL GATE - FINAL PLAN - BOYER ENGINEERING

Submission 01.08.20; expires 04.07.20

Extension #1 approved 03.18.20; expires 07.15.20

Mr. Boyer reported he has submitted revised plans for review at next months meeting. They have received all outside agency approvals. His client would like to move forward as his business has increased and hopes to have final approval at August 12th meeting. Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisors approve a time extension until January 20, 2021 as granted by Boyer Engineering. *Motion carried unanimously.*

Seth Moorhouse- Minor Subdivision - 91 Blacksmith Rd - Boyer Engineering

Submission 06.11.20; expires 09.09.20

Mr. Boyer stated they will comply with all issues raised in LTL Consultants letter dated 7.1.20. Mr. Boyer stated they will apply for a waiver to the sewer planning module. Mr. Weber advised this will require the SEO to verify the existing system is functioning and the Planning Commission and Board of Supervisor's signatures.

Schmale Farm - Old Swede Rd - Age Restricted Single Family

Mr. Boyer presented two options discussed with potential developers of the 100plus acre parcel. They are looking to build 320 Single Age Restricted Units. The layout presented in February shows an entrance at SR662 and another at Pine Forge Rd. The requirements to using Pine Forge Rd and straightening the roadway is very costly, estimated at \$2,225,000.00. Another suggested layout is to have two road openings on SR662 with none on Pine Forge Rd. The distance between the entrances is about 650 feet when 1000 is required. Paul Weller questioned if PennDOT would even approve two such close entrances. Terry Jones questioned if two entrances were on SR662 would they not need to provide a traffic signal. Mr. Boyer stated the traffic study would determine the need, and this development may not generate as much traffic due to age restrictions. Mr. Boyer discussed with the developer and it was decided to request PennDOT meet at the site as a preliminary request for their views of what they would like to see. He will make the request and advise the Commission so they may attend also.

Whitman/Norheim Tract

Karen Norheim discussed the tract of land behind American Crane is currently in the Industrial Zone and they have had this land for sale for 10 years with no interest in industrial development. They do have an interested party to build housing. She wanted to

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know of the Commission's thoughts on building houses. The Commission discussed and would look favorably at a plan if Age was Restricted in the housing. Terry Jones stated this would be better for the schools and not burden them with more students. Paul Weller would prefer industrial however if there has been no industrial interest, he would be more interested in Age restricted development. Karen Norheim will advise the potential buyer the Planning Commission's thoughts.

ZONING

Derrick & Tina Landis-15 Terry Court-Pole Barn

Mr. Landis stated they are looking to build a 30X30X12 foot Pole Barn at the rear of their property. The side yard is required to have a 20Ft setback and they are proposing a 5ft setback, as well as forgiveness to the size. 500SqFt is allowed and this will be 900 square feet. A neighbor has sent a letter saying he is agreeable to the layout. Terry Jones moved seconded by Dwight Buckwalter to recommend the Zoning Hearing Board approve forgiveness to Section 902(b)(9) and Section 403(e) as requested. *Motion carried unanimously.* Terry Jones advised Mr. Landis to go to Google Earth and print an aerial copy of his land and place the building on this to give a better perspective to what he is looking to accomplish.

John J Baird-639 Ben Franklin Hwy-Pole Barn

Mr. Baird stated he is asking to place a pole barn on his property as well as a six-foot fence on the property line. Amity Township ordinance only allows fencing 4Foot or lower on the property line. The fencing would be along the side with the cottages and front to block the trash area and the cottages. Mr. Baird is also looking for forgiveness to the size. He would be allowed 900 square feet and the proposed Pole Building is 960 square feet. plus, the setbacks are proposed to be 40 feet from the rear line when 50 feet is required and 10 feet from the side yard where 15 feet is required. Terry Jones moved seconded by Thomas Flatley to recommend the Zoning Hearing Board approve variances to Section 405(d), Section 902(b)(9), Section 916(e), & Section 1003(a) as requested. *Motion carried unanimously.* Terry Jones advised Mr. Baird to prepare a Google Earth aerial view of the proposed building and fence. Mr. Baird stated he has had the property surveyed and does expect to have a plot layout as well.

ORDINANCE

Solar Ordinance

Mr. Bingaman reported the Solar Ordinance has been reviewed with Mr. Weber and Mr. Boland. Discussion on the height requirements followed. The draft allowed up to a 20ft height for ground mounted units. The Commission recommends the height requirement now be 12ft high the same as we require of sheds. Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisor's move forward with adopting the Ordinance as presented with a 12ft height limit in both the residential and commercial sections. *Motion carried unanimously.*

CORRESPONDENCE

No comments to the correspondence.

OTHER PLANNING COMMISSION ITEMS

Adjournment

Dwight Buckwalter moved seconded by Terry Jones to adjourn the meeting at 7:50 PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**