

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

August 12, 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
Thomas Flatley
Terry Jones
Julie Marburger

Staff

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

Terry Jones moved seconded by Julie Marburger to approve the minutes of the Regular meeting of July 8, 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
Extension #2 approved 07.15.20; expires 01.15.21

Mr. Boyer reported all requests from LTL's letter dated 7.30.20 have been complied. Mr. Boyer discussed the owner plans to start the business with 10 employees and potentially increase the number of employees to the maximum of 33. The Traffic Impact Fee is based on the full complement of 33. The Planning Commission previously agreed to phase the fee over a period of time. and adjust the fees for additional employees as they increase. The Planning Commission directed Mr. Muir to draft an agreement stating the owner will pay the fee for 10 employees initially with the building permit and reassess the situation annually for 5 years. Mr. Boyer agreed the owner will notify the Township of the number of employees employed annually. Notification date to be determined as one-year from issuance of Occupancy Permit. Mr. Bingaman stated this can be monitored in house. Terry Jones requested the agreement also allow for an extension if they have not reached the full 33 employees in 5 years, and to not allow any refunds if the business does not continue. Terry Jones moved seconded by Julie Marburger to recommend the Board of Supervisors execute an extendable agreement with the owner stating they will notify the township of the number of employees and pay the Traffic Impact Fee as the employees increase in a 5-year period. *Motion carried unanimously.* Terry Jones moved seconded by Julie Marburger to recommend the Board of Supervisors approve the plan contingent upon Execution of a Traffic Impact agreement and all items in LTL's Letter dated 07.30.20 be completed. *Motion carried unanimously.*

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

Submission 06.11.20; expires 09.09.20

Mr. Weber reported the DEP form Request for Planning Waiver & Non-Building Declaration Sewer Planning Module has been reviewed and signed by Mr. Loomis, Amity Township SEO. Terry Jones moved seconded by Julie Marburger to authorize Mr. Weller to sign the Request for Planning Waiver & Non-Building Declaration for the Planning Commission. *Motion carried unanimously.* Mr. Boyer stated they complied with all issues raised in LTL Consultants letter dated 7.1.20. Terry Jones moved, seconded by Julie Marburger to recommend the Board of Supervisors approve the plan and sign the Request for Planning Waiver & Non-Building Declaration. *Motion carried unanimously.*

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D'Angeli Minor Subdivision

Mr. Boyer reviewed this plan is designed with approximately 11.42 acres for Lot 1 including the house and barns subdividing approximately 45.15 acres as Lot 2. This plan will also require a Planning Waiver & Non-Building Declaration. Julie Marburger moved seconded by Tom Flatley to accept the plan for review. *Motion carried unanimously.*

ZONING

Nothing to report at this time.

ORDINANCE

Mr. Weller reported we have the review letters from the Berks County Planning Commission for the Contractor Establishments, Wireless Communications, Solar Ordinances. Mr. Bingaman reported the comments were taken into consideration prior to the final draft as presented in the hearings. The Contractor Establishments and Wireless Communications hearings were held Wednesday August 5th both ordinance were adopted and the Solar Ordinance hearing will be held Wednesday August 19, 2020.

CORRESPONDENCE

No comments to the correspondence.

OTHER PLANNING COMMISSION ITEMS

Adjournment

Julie Marburger moved seconded by Thomas Flatley to adjourn the meeting at 7:19 PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**