

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
November 11, 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 7:02 P.M. with the pledge to the flag. The following people were in attendance:

Commission

Paul Weller, Chairman  
Dwight Buckwalter  
Terry Jones

Staff

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

Approval of Minutes:

Mr. Jones moved, seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of October 14, 2020. *Motion carried unanimously.*

Monocacy Hill Investment, LLC-Povalitis-391 Monocacy Hill Rd-Boyer Engineering-Minor Subdivision

Original Submission 10.14.20; expires 1.11.21

Mr. Boyer reviewed there was a Zoning Variance granted for this location in 2018 to build a home and Pole Barn. Mr. Boyer agreed with LTL Consultants letter dated 11.4.20: Zoning relief will be required prior to planning approval as both lots will be considered non-conforming. A minimum of 40 Acres is required in the PBOI District and the proposed plan shows 38.67 acres for one lot and 22.88 for the other. Mr. Boyer stated the reasoning behind the lot size was the placement of the sewer lateral and keeping the correct set back to property lines to meet building setback and sewer lateral locations. Mr. Boland requested a note on the plan stating the sale of the lots cannot occur until Mr. Povalitis's residence is connected to public sewer.

Michael Collester-7 Riga Lane- Sketch Plan- Stackhouse Bensinger

Mr. Weber discussed this plan would conform with allowed uses in the district. The initial discussion was for the business to be a Retail Parts sales with installation and repair as an accessory use to the business. The applicant and engineer were not present to respond.

Moorehouse Major Subdivision- Preliminary Plan- Boyer Engineering

Mr. Boyer reviewed this plan is to subdivide the lot allowing 4 lots along Levengood Road with on-site septic and water; and, the remaining land to have one home built. Mr. Jones moved, seconded by Mr. Buckwalter to accept the plan for review. *Motion carried unanimously.* Mr. Weber stated he would like the plan to include the grading of lots and building setbacks for each lot.

ZONING

Nothing to report currently.

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**ORDINANCE**

**Fence Ordinance** - Mr. Weber stated there was a conference call between himself, Mr. Boland, Mr. Bingaman and Mr. Loomis to discuss alternative fencing ordinances. Mr. Jones asked Mr. Weber if he had any ordinances from other Townships and how they handle fencing. Mr. Weller asked if there was another way to handle the 2ft. setback requirement for fences over 4ft. tall? Most fences today are 4.6" and if neighboring property conform to our current ordinance requiring a 2ft. setback from the property lines could result in 4ft. of unmaintained property between houses. After discussion it was recommended Mr. Weber and Mr. Boland recommend ordinance modifications to say all fences must be within the property lines, while maintain a 6-foot-high fence limit.

**No-Impact Home-Based Business** - Mr. Jones questioned the appropriateness of our NIHBB regulations. After review of the ordinance and language Mr. Weber stated the language in our ordinance is the same language as in the MPC. Mr. Jones stated there is a Home-Based business approved in Amity that advertises he will make you food and you can pick up or have delivered. Mr. Boland reviewed the business can deliver however pick-up of orders is prohibited under our Ordinance. If the business wants to have customers pick up orders a Conditional Use application would need to be submitted for review with the Board of Supervisors. Delivery of orders is ok however the pick-up is prohibited.

**CORRESPONDENCE**

None

**OTHER PLANNING COMMISSION ITEMS**

***Pine Forge Road - PennDOT Meeting:*** Mr. Bingaman reported he, along with Supervisors Weller and Keifrider met with PennDOT, Brian Boyer, Eng. & Mr. Ranalli (proposed developer of the former Schmale Farm) to review the needed improvements to Pine Forge Road. He shared a plan to improve the site distance along Pine Forge Road by removing vegetation, cutting back the banks, relocation of a few utility poles and requiring a 4ft. paved shoulder along their entire frontage. The area closest to Mr. Arnold's property will need to have vegetation removed, the bank cut back and regraded. Mr. Bingaman stated these were recommendations of PennDOT in lieu of a realignment. The Commission was in favor of the plan as presented.

**2021 Calendar dates:**

The Planning Commission agreed to keep the date the same and hold any workshop if needed on the first Wednesday of the month.

**Adjournment**

Mr. Buckwalter moved, seconded by Mr. Jones to adjourn the meeting at 8:12PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**