

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
APRIL 14, 2021

The Regular Meeting of the Amity Township Planning Commission was held at the Daniel Boone Middle School, 1845 Weavertown Rd, Douglassville, Berks County, PA. The meeting was called to order by Paul Weller, at 7:00 P.M. with the pledge 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 Stoudt, Solicitor  
Mr. Troy Bingaman, Township Manager  
Kathie Benson, Planning Commission Secretary

Approval of Minutes:

Terry Jones moved, seconded by Dwight Buckwalter to approve the minutes of the regular meeting of March 10, 2021. *Motion carried unanimously.*

Moorhouse Major Subdivision - Preliminary Plan - Boyer Engineering

Original Submission 11.11.20; expires 02.09.21

Extension #1 approved 1.20.21; expires 08.21.21

Mr. Boyer stated they will comply with LTL's review letter dated 04/09/21. Thomas Flatley moved seconded by Julie Marburger to approve the following waivers requested:

1. Section 506(b)-Not require lot lines to be radial to the existing street. Allow the lot lines to be as parallel as possible.
2. Section 307- Allow higher post developed 2-year peak discharge rather than pre-developed 1-year discharge rate. Each basin collects the maximum runoff from impervious surfaces possible prior to discharge. The driveway entrances create uncontrolled bypass flows exceeding pre-developed rates.

*Motion carried unanimously.* Mr. Boyer reported the NPDES Permit is under technical review and that letter should be forthcoming. Mr. Weber recommends the preliminary plan can be approved subject to all conditions in his 4/9/21 being completed. Thomas Flatley moved seconded by Terry Jones to recommend the Board of Supervisions conditionally approve the preliminary plan based on all items in LTL review letter dated 04/09/21 being completed. *Motion carried unanimously.*

Arbour Green Apartments - Preliminary Plan - 148 Apartment Units-Old Swede Rd-Boyer Engineering

Original Submission 12.9.20; expires 3.9.21

Extension #1 approved 02.17.21: expires 9.15.21

Mr. Boyer stated they plan to provide Blanket Easements for the Stormwater, Sewer & Water due to this being a private community and they will own and be responsible for any repairs to the lines within the community. Mr. Muir agreed that should be sufficient and his office should review prior to any approvals. Mr. Boyer asked the Planning Commission to request the Board of Supervisor's recommend a waiver of the Recreation fees. They plan on spending 1.3 million on recreational facilities within the community. Terry Jones, Julie Marburger, & Dwight Buckwalter agree to make the recommendation. Thomas Flatley recused himself from this discussion as he has the same request for his subdivision in Amity Township. Paul Weller stated the proposed recreation improvements are nice however they are only available to this community. The recreation fee was established to pay the

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debt for the Amity Community Park debt and the residents will have the ability to use our parks and recreation, while other residents will not have the capability to use their facilities. The Planning Commission will address the request along with the other 11 waiver requests from Boyer Engineering in a letter dated 03.31.21. Mr. Boyer was asked to put this all-in writing.

**Artistic Visions Wildlife Studio-507 Ben Franklin Hwy-Preliminary/Final Plan**

Julie Marburger recused herself and abstained from any discussion on this Plan as the owners are related to her and her firm is handling the Title work. Terry Jones moved, seconded by Dwight Buckwalter to accept the plan for review. *Motion carried unanimously.* Mr. Weber questions the use of the existing home. Mr. Boyer stated the plan is to have a caretaker move into the home until the owner is ready to occupy the home himself.

**Halter Landscaping Land Development - Sketch Plan-938 E Ben Franklin Hwy-STA Engr**

Susan Rice, S.T.A. Engineering reviewed the plan and LTL's review letter dated 4.6.21. The plan is to have one way of ingress and regress to the site. Mr. Weber's letter states the current Amity Township Ordinances call for a 30foot side yard due to lack of public water. Susan Rice stated the bins located in the front of the site will be utilized to hold landscaping materials and, in the back, will house the equipment, therefore they will request a variance waiver for no fence. The rear yard storage will be stored in a manor they will not be seen from 422 or the neighbors. Mr. Weber stated this plan will need both a Zoning Variance and Conditional Use approvals. Mr. Weber recommends the Zoning Hearing be requested first, and the Conditional Use to follow. Commercial buffering was discussed, and Mr. Weber agreed to look at using the existing landscape along with new buffering to meet the ordinances when the plan is under preliminary plan review.

**Drury-Pribish Annexation Plan**

Tammy Updegrave, resident of 7 Russell Ave discussed the plan was prepared to clear up lot lines and allow them to place a shed on their property and meet the 10-foot setback requirements. The Planning Commission reviewed the plan and Mr. Weber will contact Berks Surveying & Engineering to discuss the plan and Amity Township process for approval. Ms. Updegrave was under the understanding she needed to bring this plan to Amity Township for approval before she could have the property surveyed.

**ZONING**

**Shawn Chronister-Chuck's Auto Salvage-6867 Boyertown Pike**

Mr. Chronister reviewed this property is zoned Residential and requires a Zoning Variance for Signage. They plan on placing an Electronic sign that meets all requirements of the Amity Township Ordinances. The sign will be set to auto dim as darkness falls and not be overly bright. They plan on 5 second timing before any changes, and no moving images on the sign. Terry Jones moved seconded by Dwight Buckwalter to recommend the Zoning Hearing Board approve this request. *Motion carried unanimously.*

**ORDINANCE**

**Business Registration and Licensing**

A joint meeting was held with the Board of Supervisors at a workshop meeting held Wednesday April 7<sup>th</sup>. Mr. Boland, Mr. Weber, Mr. Loomis, and Mr. Bingaman will meet to discuss the changes suggested and bring forth for approval after the revisions have been made.

**OTHER PLANNING COMMISSION ITEMS**

**Amity Self Storage-2002 Final Plan -Joe Body Engineering**

Mr. Body reviewed the plan as was approved by the Planning Commission & Board of Supervisor's in 2002. This plan was signed by the Planning Commission 3.19.2002 and

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Board of Supervisors at that time; however, the plan was not recorded. Mr. Muir discussed his firm has prepared a resolution to reaffirm and sign the plan. Terry Jones moved seconded by Dwight Buckwalter to adopt Planning Commission Ordinance 21-01 reaffirming the plan, authorizing the Chairman to sign the resolution and all members to sign the plan and forward to the Board of Supervisors for their approval. *Motion carried unanimously.*

**Leaf Creek Apartments**

Mr. Bingaman reported, Mr. Weber, Mr. Loomis, Mrs. Benson, and he will meet with Mr. Bogia and Mr. Field in the office to further discuss their, apartment proposal.

**Adjournment**

Terry Jones moved, seconded by Thomas Flatley to adjourn the meeting at 8:08PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson  
PC Secretary**