

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MAY 12, 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

Staff

Mr. John Weber, LTL Consultants, Engineer
Ms. Kourtney Bernecker, Kozloff Stoudt, Solicitor
Mr. Troy Bingaman, Township Manager
Mr. Steve Loomis, Amity Township Zoning & Code Enforcement
Kathie Benson, Planning Commission Secretary

Announcement: Mr. Weller announced this was the last Planning Commission meeting to be held at the Daniel Boone Middle School. Beginning in June all meetings will return to the Amity Township office meeting room.

Approval of Minutes:

Terry Jones moved, seconded by Dwight Buckwalter to approve the minutes of the regular meeting of April 14, 2021. *Motion carried unanimously.*

Arbour Green Apartments - Preliminary Plan - 148 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 reviewed the Zoning Variance application is basically the same as was approved on two other Arbour Green applications. Due to the plan design changes (new plan) they are required to get reapprovals. The applicant is asking for a variance to Section 505(c) Building in Steep Slope areas. Terry Jones moved seconded by Dwight Buckwalter to recommend the Zoning Hearing Board approve the Variance requested and allow building in a steep slope area. *Motion carried unanimously.*

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

Original Submission 04.12.21; expires 07.13.21

Mr. Boyer discussed LTL's review letter dated 05.07.21. Mr. Boyer asked for clarification to the turning radius requirement to be shown on the plan. Mr. Boyer designed a loading zone as required by ordinance. Mr. Boyer and Mr. Simser stated there will not be any tractor trailers using the site more than once or twice a year. They will be asking for a waiver of the sidewalks and curbing in this loading zone. Mr. Boyer agreed to provide a scaled down version of the radius for review purpose. Mr. Boyer stated the plan was reviewed by Mr. Loomis, Zoning Officer, and the 23 parking spaces were agreed to be sufficient. Mr. Simser stated the retail portion of the building is not expected to have a lot of business as it will be geared to the high-end client that will be at his site to review taxidermy work and may need to purchase gear. It will not be competitive gear to Cabela's type of gear, therefore not a high volume of customers is expected. Mr. Boyer asked Ms. Bernecker if there was any decision on the easement situation to the site. Mr. Boyer reviewed the homeowner to the back has been using access through this property to their home for many years. They would like to provide the owners with an easement on the plan and not get involved with recording an easement agreement. The homeowner has not responded in the past and they do not expect them to. Ms. Bernecker was not aware of this and reported she would take back the request to her office and get an answer Thursday. Mr. Simser stated if they cannot get this worked out within the next week and come to a favorable conclusion he will need to walk away from the project. Mr. Simser does not want

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to purchase the land and find out later they cannot build, due to the easement. Mr. Boyer will request waivers to the curbing, sidewalk and parking distance to the building requirements in his reply to LTL Consultants review letter. Mr. Weber and Mr. Boyer agreed to discuss the stormwater run-off on the site and the pipe size for collection, along with directing most of the flow to one pipe instead of spreading it over two means of out-flow. Mr. Boyer stated the current design is reducing the flows in each pipe. PennDOT will need to approve the flows to their stormwater pipe. Mr. Weller was concerned about increased flow, creating a water backup on 422 as experienced in the past.

John Koons Subdivision-John Hoffert Surveyors-Annexation Plan

Mr. Weber reviewed this is a simple annexation of changing the lot lines in two properties owned by the same owner. Terry Jones moved, seconded by Dwight Buckwalter to accept the plan for review. *Motion carried unanimously.*

Highland Place-McCarthy Engineering-Preliminary Plan-146 Semi's/193 Singles-Amity Park Rd

Mr. Craig Boneberger discussed the plan is submitted to develop and annex some of the land. He stated the Stormwater Plans have not been finalized and they will submit those details at a later date. Mr. Weber stated this was acceptable, he can review the plan as submitted and work out the stormwater review once submitted. Terry Jones moved, seconded by Dwight Buckwalter to accept the presented plan for review. *Motion carried unanimously.*

ZONING

BNH Properties-Halter Landscaping

BNH Properties 2, LLC has applied to the Zoning Hearing Board for variances from Section 405(d)-Side yard setback & Buffer Yard, Section 958(b)(2) Outdoor storage unit within rear yard or building setback, & Section 958(b)(3) Outdoor Storage units enclosed by six-foot fence. Tom Flatley moved, seconded by Terry Jones to recommend the Zoning Hearing Board grant the variances as requested. *Motion carried unanimously.*

Todd Sitler

Mr. Sitler has applied for variances from Section 958 (b)#'s (1), (2), (3), & (4). Mr. Sitler is requesting to use more than 25% of his property for outdoor storage of materials and equipment, have outdoor storage units within the building setback, to not require a 6-foot fence to enclose storage area and to not require a high intensity buffer. Terry jones moved, seconded by Tom Flatley to recommend the Zoning Hearing Board approve the variances as requested. *Motion carried unanimously.*

ORDINANCE

Business Registration and Licensing

Ms. Bernecker handed out the revised ordinance as prepared by their office. The revisions made were discussed at the workshop meeting April 7, 2021 plus follow up conversation with Mr. Bingaman, Mr. Weber, Mr. Boland and Mr. Loomis. Mr. Weller was concerned about these ordinances stating he was not in favor of Government controlling citizens and how they go about their business.

OTHER PLANNING COMMISSION ITEMS

None

Adjournment

Terry Jones moved, seconded by Thomas Flatley to adjourn the meeting at 7:39PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**