

Amity Township Planning Commission
Thursday – August 11, 2022

REGULAR MEETING AGENDA

Call Meeting to Order

ANNOUNCEMENT(S)

PUBLIC COMMENT(S) (Agenda items Only)

A) Approve Minutes from the regular meeting of July 14, 2022

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

Original Submission 05.12.21; expires 08.10.21

Extension #1 approved 07.21.21; expires 11.17.21

Extension #2 approved 11.17.21; expires 02.28.22

Extension #3 approved 02.16.22; expires 8.17.22

Time Extension Needed

C) Leaf Creek Farm-Age Restricted Housing-339 Units-677 Old Swede Rd-Boyer Engineering / Cornerstone Consulting

Original Submission 06.9.21; expires 09.7.21

Extension #1 approved 08.12.21; expires 3.16.22

Extension #2 approved 03.16.22; expires 9.21.22

Zoning Hearing Board Application review – Builder is asking for Community Center size and parking lot forgiveness along with setbacks for patios and paved terraces. Planning Commission to review and offer comments to Zoning Hearing Board if they choose.

D) 447 Old Swede Road – Stackhouse Bensinger Inc-Preliminary Plan-additional warehouse

Original Submission 3.10.22; expires 06.08.22

Extension #1 approved 05.18.22; expires 08.17.22

Time Extension Needed

Zoning Hearing Board Application for relief to increase pervious coverage to 62.5% - Planning Commission to review and offer comments to Zoning Hearing Board if they choose.

E) Merritt's Antiques, Inc Subdivision/Annexation Plan-Bogia Engineering-861 Ben Franklin Hwy

Original Submission 7.14.22: expires 10.13.22

Driveway and property access to be discussed

F) Neighborhood Hospital – Sketch Plan – Ben Franklin Hwy

HC Zoning does not allow the use this will require Zoning Hearing to allow – Ordinance Amendment is currently being considered

G) Amity Logistics Center/Douglassville Berks County Logistics- Bogia Engineering-Preliminary/Final Plan – 422/Toll Gate Rd/Township Line Rd/Leaf Creek – Two Warehouse Buildings

Accept this plan for review

H) RR Games-JW Real Estate Holdings, LLC-531 W Ben Franklin Hwy-Preliminary Plan

IN House Review – Nothing to discuss

I) Zoning

Steven Horvath -212 Pleasant View Rd – Garage Size Forgiveness _ Build a larger garage

Planning Commission to review and offer comments to Zoning Hearing Board if they choose

Michael Zomolsky – 5 Pine Lane Ct – Garage Setbacks

Planning Commission to review and offer comments to Zoning Hearing Board if they choose

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J) Ordinance/Resolution(s)

Lotting Exclusion – Rear yard setbacks for properties with zero lot lines

Updated Revised Ordinance to be reviewed

Architectural Design – Façade

Updated Revised Ordinance to be reviewed

Outside Storage – Business District – Fee – Solicitor to report on feasibility

K) Correspondence

Entech Engineering letter dated 7.1.22 re: Request to Rerate the Wastewater Treatment Plan from 2.2 MGD to 2.9MGD

With the proposed plant upgrades, we are applying to have our NPDES Permit allow us to process more sewage gallons per day. NO discussion needed.

L) Other Planning Commission Items

PUBLIC COMMENT

ADJOURNMENT

Plans approved (Not Recorded):

Arbour Green – 148 Apartments- Preliminary Plan – Conditional Approval 6.16.21

DARNOC Group- Final Conditional approval 08.18.21: Reaffirmation 4.20.22(90-day good till 7.18.22) Agreements??

Halter Landscaping – Final Plan Conditional Approval 09.15.21(Reaffirmation needed)

Royal Farms-Final Plan Conditional approval 4.20.22(90-day good till 7.18.22)

78 Toll Gate-Conditional Approval 08.20.20

SUBMISSION DEADLINES FOR NEXT MEETING:

REVISED PLANS – Thursday August 25, 2022

NEW SUBMISSIONS – Thursday September 1, 2022

Meeting Schedule:

Thursday August 11, 2022

Wednesday, August 17, 2022

Monday, August 22, 2022

Thursday, September 8, 2022

Monday, September 12, 2022

Wednesday, September 21, 2022

Monday, September 26, 2022

7:00PM Planning Commission - Amity Township Office

7:00PM Board of Supervisors Meeting- Amity Township Office

7:00PM Zoning Hearing Board – (if needed)

7:00PM Planning Commission Meeting- Amity Township Office

7:00PM Parks & Recreation Meeting- Amity Township Office

7:00PM Board of Supervisors Meeting- Amity Township Office

7:00PM Zoning Hearing Board – (if needed)