

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 25, 2015

The Workshop Meeting of the Amity Township Planning Commission was held at the Amity Township Municipal Building located at 2004 Weavertown Road, Douglassville, and Berks County, PA. The meeting was called to order by Chairman Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Dwight Buckwalter  
Terry Jones  
Julie Marburger  
Paul Weller

Staff

Mr. Kevin Musheno, Kozloff Stout, Solicitor  
Mr. John Weber, LTL Consultants, Engineer  
Kathie Benson, Planning Commission Secretary

Dwight Buckwalter - yes  
Terry Jones - yes  
Julie Marburger - yes  
Paul Weller - yes

LEAF CREEK FARM

Mr. Joseph J. McGrory, Jr., Esq, began reviewing the history of the site to date. The developer originally designed the location to have 351 Apartment units which was met with opposition in the community. Mr. McGrory & Mr. Almquist stated the township requested the developer consider a redesign of the site. With the economic climate changes they site was redesigned as a PRD layout with 97 single homes, 32 twin homes, and 162 townhomes. That plan was reviewed by the Board of Supervisors and given Conditional Use and tentative approval March 23, 2011. They came this evening to review this decision and move forward with the plan. One of the conditions was to build the designed cul-de-sac as a Hammerhead Road as opposed to the Bulb design. With the change in Sewer design is this still a requirement? Another condition of the plan approval was Phase 1 is required to be the first phase built. The twin homes will have an age targeted design. They are currently talking to several local builders to build in the site. The developer expects to have one master association with sub associations to the different home sections. Mr. Weber will review the plan for compliance with our BMP & Stormwater regulations.

CCRC- Proposed Ordinance

Mr. Weller asked the commission if they have any comments or questions to the proposed ordinance. Hearing none the commission advised Mr. Weber and Mr. Musheno to move forward with the ordinance.

Adjournment

Dwight Buckwalter moved seconded by Terry Jones to adjourn the meeting at 8:03PM. Motion carried 5-0.

Dwight Buckwalter - yes  
Terry Jones - yes  
Julie Marburger - yes  
Paul Weller - yes

**Respectfully submitted,**

**Kathie Benson**  
**Planning Commission Secretary**