

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 13, 2019

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Municipal Building located at 2004 Weavertown Road, Douglassville, Berks County, PA. The meeting was called to order by Paul Weller, at 7:00 P.M. with a salute 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
Mr. John Muir, Kozloff Stout, Solicitor
Troy Bingaman, Amity Township Manager
Kathie Benson, Amity Township Planning Commission Secretary

Mr. Flatley moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of October 9, 2019 and the Workshop meeting October 23, 2019. *Motion carried unanimously.*

PHYLLIS C PLOWFIELD - SUBDIVISION/ANNEXATION PLAN-ASTON SURVEYING

Original Submission 08.14.19; expires 11.12.19

Mr. Weber reported a revised plan was submitted yesterday and will be reviewed in time for the December 11, 2019 meeting.

AMITY PARK ROAD SUBDIVISION - SKETCH PLAN - MCCARTHY ENGINEERING-340 UNIT SUBDIVISION

Mr. Flatley recused himself from the Planning Commission and sat in the audience for discussion relative to this plan. He is representing the developer of the project. Mr. McCarthy stated this is designed as a 340 unit, 55 and older development consisting of 198 singles and 142 twins. They are currently finalizing plans to bring water and sewer to the site. The water details are being discussed with Pennsylvania American Water and the Sewer is being designed to have a pumping station that will pump to the Monocacy Creek Interceptor installed a few years back. Mr. Flatley stated American Land Development will develop the project and TH Properties has agreed to build the project. Mr. McCarthy reviewed the project is being designed with Recreational Amenities such as a community garden, pool, recreation center with exercise area, and walking paths for the homeowners. They plan to have a homeowner's association that will maintain the entire community. At this time American Land Development estimates the recreational facilities to cost the developer in excess of \$1,000,000.00. It was estimated the Recreational fee to be \$976,000.00. Mr. McCarthy presented a waiver request letter asking for a waiver of all recreation fees. They stated they are building more recreation in the community than the fees to the Township. Mr. Jones stated the residents would most likely not use Amity's recreational facilities with their own recreation on site. Mr. Bingaman asked the Planning Commission to be mindful of how this decision could affect any future development asking for recreation fee forgiveness. Mr. Jones moved and seconded by Mr. Buckwalter to recommend the Board of Supervisors approve the waiver request, waiving the recreation fees based on the community's significant investment to build their own internal facilities. *Motion carried unanimously.* Mr. Jones moved seconded by Mr. Buckwalter to accept this plan for sketch plan review. *Motion carried unanimously.* Mr. McCarthy and Mr. Flatley agreed to reimburse the township any engineer and solicitor fees to review the sketch plan.

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ZONING - VARIANCE REQUEST

Nothing to review currently.

ORDINANCE

Mr. Weber reported he Mr. Boland, Mr. Bingaman and Mr. Loomis reviewed the suggestions for the Planning Commission for the ordinance changes and expects a draft copy prepared by Mr. Boland's office to be available for review at the meeting December 11, 2019.

CORRESPONDENCE

Pam Kisch, Amity Township Secretary sent information requesting the Planning Commission review the 2020 calendar for meeting dates. The members agreed to keep the meeting dates the same as the past. They will hold their regular meetings the second Wednesday of the month and their workshop the Fourth Wednesday of the Month. The Commission discussed the 2020 November meeting date is Veterans Day and they agreed to hold their regular meeting on that date.

OTHER PLANNING COMMISSION ITEMS

Nothing currently.

Mr. Buckwalter moved seconded by Mr. Jones to adjourn the meeting at 7:55PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson
PC Secretary**