

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

September 9, 2020

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Fire Company located at 47 Pine Forge Rd, 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
Julie Marburger

Staff

Mr. John Weber, LTL Consultants, Engineer
Mr. Brian J. Boland, Kozloff Stoudt, Solicitor
Troy Bingaman, Amity Township Manager

Approval of Minutes:

Mr. Buckwalter moved, seconded by Ms. Marburger to approve the minutes of the Regular meeting of August 12, 2020. *Motion carried unanimously.*

D'Angeli Minor Subdivision

Submission 08.12.20: expires 11.10.20

Mr. Boyer stated he had submitted a revised plan based on LTL Consultant's review letter of September 3rd; however, Mr. Weber noted there were issues with the lot table on the upper left-hand corner of the plan. Mr. Boyer noted Mr. D'Angeli modified the acreage slightly and agreed to correct the table and resubmit signed and sealed plans. He then requested conditional approval of the plan as well as approval for the sewage planning waiver and non-building declaration.

Mr. Jones moved, seconded by Ms. Marburger to approve the Sewage Planning Module Waiver and Non-building Declaration and authorize the Chairman to execute the same. *Motion carried unanimously.* Mr. Jones moved, seconded by Mr. Flatley to recommend the Board of Supervisors grant Conditional Final Plan approval subject to the review and approval of the Engineer and Solicitor. *Motion carried unanimously.*

Douglassville Mixed-Use Community - Reading Hospital/Tower Healthy Sites

Robert Cook of Jackson Cross Partners LLC, (representing Tower Health) was present for an informal discussion on a mixed-use concept proposed for the sites Tower Health owns along SR 662 at Tollgate Road. He introduced Ted Drauschak and Ken Brier, the developers proposing 40,000 sq. ft. of medical office space, 2 story - 3BR rental townhomes (1700 sq. ft. - \$1,800-\$2,000/mo.) and 2-3 story - 1 & 2 BR apartments (1000 sq. ft. - \$1,500-\$1800/mo.). Mr. Jones stated residential would be a hard sell in SCC & LI/O as the Township is already saddled with high school taxes. Mr. Drauschak asked about age targeted as many of the units could be one bedroom to discourage kids. Mr. Jones responded he would be more willing to consider age targeted. Mr. Weller stated he would like to see as much commercial as possible; and, if residential it should be age restricted. Mr. Flatley asked how this would work with our current zoning. Mr. Weber reviewed the 422 Overlay zoning; however, had concerns about the density here vs the language in that overlay. Ms. Marburger expressed concern about access, congestion and safety at the intersection of Tollgate and SR662. Mr. Drauschak indicated a willingness to incorporate improvements if other developers would also contribute. Mr. Weber stated a realignment and signalization has already been designed and the Township acquired the corner parcel to accommodate this. Mr. Bingaman invited them to present before the Supervisors next week.

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Mr. Drauschak indicated he would speak with MR. Cook and get back to us.

Mr. Scott Miller reviewed the plan

ZONING

Nothing to report currently.

ORDINANCE

CORRESPONDENCE

No comments to the correspondence

OTHER PLANNING COMMISSION ITEMS

Adjournment

Mr. Jones moved, seconded by Ms. Marburger to adjourn the meeting at 7:40PM. *Motion carried unanimously.*

Respectfully submitted,

Troy S. Bingaman
Township Manager
Acting PC Secretary