

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 14, 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
Kathie Benson, Planning Commission Secretary

Approval of Minutes:

Ms. Marburger moved, seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of September 9, 2020. *Motion carried unanimously.*

Toll Gate Road Grant

Mr. Bingaman explained the Township has for numerous years planned to realign Tollgate Rd with Nicholson Ave along with adding a traffic signal and pedestrian access to the intersection. He is applying for a PennDOT Multimodal Transportation Fund Grant and would like a letter of support from the Planning Commission. Mr. Jones moved seconded by Mr. Flatley to approve a letter of support from the Planning Commission. *Motion carried unanimously.*

Affordable Housing- Monocacy Creek Rd & 422

Mr. Bill Brown of Lyons Housing Development, a tax credit development company is looking to build up to 3 Buildings on a 7.9-acre parcel at 936 Monocacy Creek Rd. Ms. Erika Scharr - Kramer Marks Architects, handed out a Site conceptual plan. Mr. Brown stated they are looking to build 3 buildings of 42 units each 1 at a time on this site. He stated the plan calls for the buildings to be 39,886 square feet each with and a total of 126 units. He stated this typically would take 4 to 5 years to build. Their demographic studies show this type of housing is in high demand and the way of the future. They would make this a 55 plus housing. Mr. Brown stated he had a meeting with Mr. Bingaman to discuss their plan and ideas. He invited Mr. Bingaman to see their closest previously built building, North Penn Commons in Lansdale. Mr. Bingaman stated he did visit the website and appears to be a nice facility. Mr. Brown further explained the rent for the units is based on calculations done for residents to pay a percentage of their income based on a ratio to the Median Income. Some residents can see a 20%, 30%. 40% or 50% reduction to the monthly rent dependent upon their income compared to the area Median Income. Typically, the buildings have a mixture of rent levels and can only accept a few residents for each level to make the costs of the buildings profitable. During the building phase they will be coming to the local governments for tax relief to aid in costs for the buildings. Mr. Jones stated he was glad to hear this is a 55 and older affordable housing. His original thoughts were this was for all ages and income typically low-income housing. Mr. Weller asked if the people will own their unit. Mr. Brown stated each unit is rented and not owned. Mr. Brown stated no children would be allowed unless they are the primary care giver to a 55 or older resident. Weller asked the typical size of the units. Ms.

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Scharr stated the typical unit would be about 650 square feet with 1 bedroom. Each building will be designed to have a Community Room, Exercise Room, Laundry area, and Health Suite to allow Health Professionals to come see residents on site, therefore aiding the residents who no longer can drive. Mr. Jones questioned if pets will be allowed and Mr. Brown stated they are however a size of 6 pounds would be the limit for any cat or dog. Ms. Marburger questioned if they are looking for tax relief how they plan to control the age restriction to the building if the building were to be sold. Mr. Brown stated they commit to the age restriction to the Pennsylvania Housing in their application for funding. They commit to 15 years with a 15-year extension. Mr. Boland stated within the review process the Township may request this be placed in the deed to require this as Age Restricted to avoid any changes by new owners in the future and further guarantee the Township this would be a permanent 55 and older Affordable Housing. The Township may wish for more than a 30-year commitment. Mr. Brown stated this may be difficult in getting the financing approved. Mr. Boland stated the Township taxes are the lowest in the equation of taxes. Mr. Jones suggested the developer come to the Board of Supervisor's meeting Wednesday October 21st to present their ideas. Mr. Boland further explained while the Planning Commission reviews and recommends plans the Board of Supervisors are the governing body that gives the final approval. Mr. Brown agreed to be available by phone and Ms. Scharr agreed to come to the meeting and present their ideas.

Monocacy Hill Investment, LLC-Povalitis-391 Monocacy Creek Rd-Boyer Engineering-Minor Subdivision

Mr. Brian Boyer reviewed the plan stating they are looking for a minor subdivision, dividing a 61 Acre piece of land along Limekiln Rd into 2 Lots. Mr. Povalitis would like to subdivide the land for the house with 22+ acres and the other lot will equate to 38+acres. Mr. Boyer stated he created the lot line division to follow the sewer service to the properties.

Mr. Jones moved, seconded by Mr. Flatley to accept the plan for review. *Motion carried unanimously.* Mr. Boyer stated the biggest issue with this subdivision is the lots are not 40 Acres as required by ordinance in the PBOI District. Mr. Weber questioned if they could make one of the lots conform to the ordinance rather than two non-conforming lots. Mr. Boyer stated this was difficult due to the sewer lateral.

Michael Collester-7 Riga Lane -Sketch Plan- Stackhouse Bensinger

Mr. Scott Miller reviewed the plan is to build a 7200 Square Foot building with 31 parking spaces on a 4-acre parcel and consideration of avoiding wetlands. Public sewer and on-site water are planned. The parking area is designed to accommodate tractor trailer delivery of parts. They plan on selling auto parts and truck accessories with installations and truck repairs. Currently, they have 2 employees. Mr. Collester stated the design is for 4 service bays in the front and 4 service bays to the rear with possibly expanding two more bays in the future. They do wish for all the parking. Mr. Miller requested a cursory review of the design for their decision to proceed to preliminary plan submission.

ZONING

Nothing to report currently.

ORDINANCE

Mr. Weller requested a review of the fencing ordinance in the township and discussing a change. He was not a fan of the 2-foot setback for fencing over 4 foot in height. Mr. Jones was in favor of allowing the fences over four feet high be allowed on the property line if the neighbors agree to the fence. Mr. Boland stated this was designed this way to allow fence maintenance by the fence owner.

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Mr. Bingaman stated this can be reviewed along with the Business Regulations and Yard Sale Ordinances currently under review to be presented to the Planning Commission for review and discussion of possible recommendation to adopt.

CORRESPONDENCE

Act 209 Hearing to be held Wednesday October 21 at 7:00PM at the Amity Fire Co.

OTHER PLANNING COMMISSION ITEMS

Adjournment

Mr. Buckwalter moved, seconded by Mr. Jones to adjourn the meeting at 7:58PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary