

AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 9, 2021

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Office Building, 2004 Weavertown Rd, Douglassville, Berks County, PA 19518. The meeting was called to order by Paul Weller, at 7:00 P.M. with the pledge 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 Boland, Kozloff Stoudt, Solicitor
Mrs. Kathie Benson, Planning Commission Secretary

Approval of Minutes:

Terry Jones moved, seconded by Dwight Buckwalter to approve the minutes of the regular meeting of May 12, 2021. *Motion carried unanimously.*

Arbour Green Apartments - Preliminary Plan - 148 Units-Old Swede Rd-Boyer Engineering

Original Submission 12.9.20; expires 3.9.21

Extension #1 approved 02.17.21: expires 9.15.21

Mr. Boyer reviewed the 12 waiver's they are requesting. Terry Jones moved seconded by Thomas Flatley to recommend the Board of Supervisor's grant the following waivers with the stipulation and agreement be with the developer providing proof he has spent \$1,000,000 in recreational amenities in the development:

1. Section 502(a)(20)-Allow more than 20 dwelling units with only one access point. Emergency access provided.
2. Section 502 (a)(21) - Allow access to the development with more than 50 units and not provide a collector street. No on street parking to be provided.
3. Section 502(b)(1)- Allow the proposed streets to be 24 feet wide.
4. Section 502(b)(3) - Require the cartway widening along Old Swede Rd to be only as required for PennDOT Permit.
5. Section 502(g)(4)- Allow cul-de-sac streets to exceed 20 units on Yellowwood Court(24 Units)and Arbour Green Drive(22 units).
6. Section 502(g)- Allow hammerhead turn arounds instead of cul-de-sacs.
7. Section 505(a)- Allow no full traffic impact study to be provided.
8. Section 505(a)(1) - Not require curbing along proposed streets. The streets not curbed will function as parking lots.
9. Section 507(a)(2) - Allow no curbing along Old Swede Rd.
10. Section 507(b)- Allow no sidewalk along Old Swede Rd.
11. Section 517(b)(15) - Not require signature and seal of a Landscape Architect.
12. Section 519(b)(5)- Not require a fee-in-lieu of land dedication for recreation purposes. Provided an agreement in place for the developer to provide proof the amenities cost in excess of \$1,000,000.00.

Motions carried unanimously. Terry Jones moved seconded by Julie Marburger to recommend the Board of Supervisor's grant Preliminary Plan approval, conditioned upon all items in LTL's review letter of 06.02.21 be complied with. *Motion carried unanimously.* Mr. Weber and Mr. Boyer discussed the easements statement must include all entities receiving Blanket Easements. Mr. Hunsburger questioned the 55 & Older Amity Township Ordinance requirements. Mr. Boland advised the HOA Amity Township Ordinance requirements are 100% required with exceptions as per Federal Guidelines. Mr. Hunsburger stated his intention is to have two fulltime maintenance personnel live on site and possibly two office workers.

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Artistic Visions Wildlife Studio-507 Ben Franklin Hwy-Preliminary/Final Plan

Original Submission 04.12.21; expires 07.13.21

Julie Marburger abstained from any decisions to the plan due to her office is handling the Title Transfer. Thomas Flatley moved, seconded by Dwight Buckwalter to recommend the Board of Supervisors grant a Time Extension as requested to 11.17.21. *Motion carried unanimously.* Mr. Boyer stated Artistic Visions at this time plans to build one 6500Sq Ft building to house the Taxidermy business. He may come back at a later date to build another building. Mr. Boland reported he had discussions with the owner and suggests there be no easement needed on the plan for the adjoining neighbor and the use of a portion of the Artistic Vision land for about half of their driveway. Ms. Marburger reported there was no known recorded easement found through title search. Mr. Simser will send a letter after he becomes full owner to the adjoining neighbor advising them, they have permission to use the land for their driveway as they have been.

John Koons Subdivision-John Hoffert Surveyors-Annexation Plan

Original Submission 5.12.01; expires 08.10.21

Mr. Hoffert reviewed the plan is to annex land from one parcel to another to create two Clean and Green Properties. Terry Jones moved, seconded by Julie Marburger to recommend the Board of Supervisor's grant approval conditioned upon the Notary completing their notarization and date. *Motion carried unanimously.*

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

Original Submission 05.12.21; expires 08.10.21

Nothing to report at this time.

Royal Farms #402-SR3 Engineers-31 to 39 Old Swede Rd-Gas Station

Terry Jones moved, seconded by Julie Marburger to accept the plan for review. *Motion carried unanimously.*

Leaf Creek Farm-Age Restricted Housing-339 units-677 Old Swede Rd

Mr. Boyer discussed the plan is designed for 339 Units on 117 Acres with 112 Acres to be developed. It is currently designed with 30% pervious coverage, 339 single family age restricted units, fee simple ownership, Community Center, and road widths that will sustain parking on one side of the road. Mr. Matt Hook, Jaindl Land Co, stated the Stormwater design will be submitted at a later date for review. Terry Jones moved, seconded by Dwight Buckwalter to accept the plan for Zoning and SALDO review with the understanding Stormwater design will be submitted at a later date. *Motion carried unanimously.*

Amity Square-Building Expansion 2021

Mr. Boyer reviewed the following waiver requests.

Section 505(b)- Not require a Trip Generation study.

Section 510(c) - Allow parking within 15' of the building with concrete tire bumpers and sidewalks provided.

Section 517(d) (2) (ii & v)- Not require trees in the island proposed at the building.

Section 520 - Not require additional site lighting except wall mounted lights on the new building.

After discussion, the Planning Commission agreed the trip generation study, parking within 15 feet, the trees in the island need further review, and the building should have the lighting. Mr. Boyer was advised to make the changes LTL has requested to the plan and resubmit for review. Mr. Boyer requested the Township allow a Building Permit to be issued to begin the build and work out the plan details as work progresses. Mr. Boland advised

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Mr. Yocum this is not recommended as there are too many outstanding issues to have the Township risk the build and not approve the plan.

ZONING

Nothing at this time.

ORDINANCE

Business Registration

Mr. Boland reviewed the ordinance as written and the intention is to have businesses register with the Township to keep contact information current. Terry Jones moved seconded by Thomas Flatley to recommend the Board of Supervisors adopt this ordinance. *Motion carried unanimously.*

Garage Sales

Mr. Boland reviewed this ordinance, and the intention is to control how many yard sales a property owner can hold. The Planning Commission recommends the ordinance be reviewed and possibly add one more day for residents be allowed to hold a yard sale.

Fencing

The Planning Commission agreed this part of the ordinance was fine as written.

Change of Use/Occupancy

Mr. Boland reviewed this ordinance. The intention is to have all resale homes be required to have a Use & Occupancy Inspection. Terry Jones was in favor stating this will aid in finding illegal stormwater hook ups to the wastewater treatment system, and aid in overflows to the plant. Mr. Weber shared with the group a list of things suggested to be included in the inspection. Mr. Boland agreed to hold a Zoom Meeting with John Weber, Troy Bingaman and Steve Loomis to discuss the ordinance further. Julie Marburger, Paul Weller and Thomas Flatley stated they are not in favor of this ordinance as presented.

Toll Gate Rd-Overlay District

Mr. Boland reported there is a Zoom meeting scheduled to review the ordinance with Mr. Weber and Mr. Bingaman.

OTHER PLANNING COMMISSION ITEMS

None

Adjournment

Terry Jones moved, seconded by Thomas Flatley to adjourn the meeting at 8:55PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson
PC Secretary