

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, November 11, 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

Terry Jones

Staff

Mr. John Weber, LTL Consultants, Engineer

Mr. Brian F. Boland, Kozloff Stoudt, Solicitor

Mr. Troy Bingaman, Amity Township Manager

Kathie Benson, Planning Commission Secretary

Approval of Minutes:

Terry Jones moved, seconded by Dwight Buckwalter to approve the minutes of the regular meeting of Thursday October 14, 2021. *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

Extension #1 approved 07.21.21; expires 11.17.21

Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisor accept a time extension until February 28, 2022, as granted. *Motion carried unanimously.*

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

Original Submission 06.09.12; expires 09.07.21

Extension #1 Approved 8.12.21; expires 03.16.22

Mr. Weber reported he has received a Stormwater Management Report for review however no plans have been received for review.

Zemac Acquisitions LLC-Stackhouse Bensinger-209 Monocacy Creek Rd-Sketch Plan

Mr. Stephen Bensinger, Stackhouse Bensinger presented a plan with two side by side parcels. One 4-acre lot proposing storage units and a mixed-use contractor facility w/outdoor storage on a 14-acre site. Mr. Maldini, of Keller (a proposed tenant) joined the meeting via Zoom, stated they currently have over 100 sites across America they rent. Their company chooses not to own their own buildings. Maldini stated this site is to store and transport the pipes up and down the East Coast. Mr. Szeke, developer, presented pictures of examples of other sites they have in America, and they use a heavy tree buffer to buffer their site from the neighbors. Mr. Boland questioned the tax benefit to Amity Township for a development such as this. Mr. Szeke state the building itself is expected to cost \$2,000,000 for the tax assessment valuation. The storage area for the piping would be considered open land for taxes. Terry Jones moved seconded by Dwight Buckwalter to accept the Sketch Plan for review. Mr. Szeke agreed to any fees associated with the review. *Motion carried unanimously.*

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**447 Old Swede Rd-Stackhouse Bensinger-Sketch Plan**

Mr. Stephen Bensinger, Stackhouse Bensinger presented a plan to expand the former Hauer Manufacturing/KIWI by MG Architects. Mr. Jim Sarro stated the tenant has not been determined but expect multiple users to the building. Terry Jones moved seconded by Dwight Buckwalter to accept the plan for Review. *Motion carried unanimously.* Mr. Sarro agreed to reimburse the fees associated with the review.

**ZONING**

**Manor Communities- Toll Gate Rd**

Hank Koch, Esq spoke to the Planning Commission. His client is aware current zoning does not allow apartments in the LI/O District. He stated his client was directed to come to the Planning Commission from the Board of Supervisors to discuss what the Commission would suggest as an acceptable way to build apartments in the LI/O District. Mr. Koch stated his client is a very sophisticated well-established builder. They build apartments that tend to attract empty-nester and professionals. Children are not usually living in the apartments. Brian Boland stated the Township is not averse to apartments or his client however for the Township to change the zoning for one lot only would be spot Zoning. The Township in the past has been approached by other persons in the LI/O District requesting single family homes and they were refused. Mr. Bingaman supplied a map showing all the parcels in this LI/O District and who are the owners involved. Mr. Weller stated the Planning Commission is willing to look at the Zoning for this area to see if this is still a viable fit or is this something Amity Township may look at changing. Terry Jones stated he has visited two of Manor Communities facilities and they were very nice. Mr. Jones would like to see how this community would benefit the schools in taxes but does not want to burden the schools with students. Mr. Jack Stamy spoke stating he had a driving range at this site years ago and was advised at that time to continue his business he needed to widen the road and control the water runoff. Will this developer be under the same guidance? Mr. Weller stated the plan will need to meet the current controls. Mr. Boland further explained the developer will need to present a design and control the water so as nothing more leaves the site then does today. The road widening will be determined by the traffic studies. Currently the township through the ACT 209 Traffic Impact has funds reserved to realign Toll Gate Rd at Rt662 with Nicholson Ave and add a traffic light. The Township purchased the corner property years ago to allow the alignment. Mr. Bingaman stated Toll Gate Rd and Township Line Rd are PennDOT roads and will need to comply with their guidelines. The current zoning, if developed industrial, could also create heavy traffic on Toll Gate and Rt662 depending on the commercial business.

**ORDINANCE**

Mr. Bingaman reported there are some Ordinances the Planning Commission has been asked to review, however they are not ready for presentation. They will be prepared and placed on the agenda at a future meeting.

**OTHER PLANNING COMMISSION ITEMS**

**Michael Collester, Dirty Diesel**, requested the Planning Commission waive the dumpster enclosure as shown on his recorded plan. Mr. Collester stated the dumpster will be located out of sight and felt it was not needed. Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisors grant approval to not require the dumpster enclosure as on the recorded plan. *Motion carried unanimously.*

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**Adjournment**

Terry Jones moved seconded by Dwight Buckwalter to adjourn the meeting at 9:29 P.M. *Motion carried unanimously.*

**Respectfully submitted,**

*Kathie A Benson*

**Kathie A Benson  
Planning Commission Secretary**