

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 9, 2023

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 at 7:00 P.M. by Mr. Jones, with the pledge to the flag. The following people were in attendance:

Commission

Terry Jones, Chairman  
Thomas Flatley  
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer  
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor  
Troy Bingaman, Township Manager  
Steve Loomis, Amity Township Codes & Safety Officer  
Kathie Benson, Planning Commission Secretary

Announcements

There were none.

Public Comments

There were none.

Approval of Minutes:

Mr. Halter moved seconded by Mr. Flatley to approve the minutes of the Regular meeting of January 12, 2023.  
*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  
Extension #2 approved 11.17.21; expires 02.28.22  
Extension #3 approved 02.22.22; expires 08.17.22  
Extension #4 approved 8.17.22; expires 2.15.23  
Extension #5 approved 01.19.23; expires 08.15.23

No discussion at this meeting.

Leaf Creek Farm-Age Restricted Housing-339 units-677 Old Swede Rd-Boyer Engineering/Cornerstone

Original Submission 06.09.21; expires 09.07.21  
Extension #1 Approved 8.12.21; expires 03.16.22  
Extension #2 Approved 3.16.22; expires 09.21.22  
Extension #3 Approved 9.21.22; expires 2.15.23

Mr. Boyer reported there was a meeting with the developer and Amity Township staff. The proposed Phasing Plan was reviewed. Some changes were made and everyone appeared to be in agreement to move forward with the new ideas for formal review. Mr. Boyer requested to confirm the Planning Commission was satisfied with the traffic improvements. The Planning Commission agreed.

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**Amity Logistics Center/Douglassville Berks County Logistics- Bogia Engineering-Preliminary/Final Plan – 422/Toll Gate Rd/Township Line Rd/Leaf Creek – Two Warehouse Buildings**

Original Submission 08.11.22; expire 11.09.22

Extension #1 approved 10.19.22; expires 12.31.22

Extension #2: approved 12.21.22; expires 3.31.23

No discussion at this meeting.

**824 E. Ben Franklin-Sketch Plan-Limekiln Holdings, LLC-Stackhouse Bensinger-Don Fister**

Nothing new to report.

**Vincenzo’s Ristorante - Annexation/Subdivision Preliminary Plan-Boyer Engineering**

Original Submission 12.8.22; expires 3.6.22

Mr. Boyer discussed LTL’s review letter dated 2.2.23. Mr. Boyer stated he is preparing a detailed lighting plan for review with Final Plan submission. The Planning Commission discussed and came to the conclusion that it would not be feasible to place a white line crosswalk on the parking lot. Mr. Boyer discussed the waivers requested. Mr. Jones questioned Mr. Weber & Mr. Boland if they agree to the waiver requested and they both agree. Mr. Flatley moved seconded by Mr. Halter to recommend the Board of Supervisors approve the following waivers:

Section 507(a)(3): To only install curbing on the downslope side of the parking lot. Curb stops shall be installed in spaces without curbing. Curbing is not needed to direct stormwater to the BMP.

Section 517(d)(2)(v): To only require curbing around the landscape islands on the downslope side of the parking lot. Curb stops shall be installed in spaces without curbing. Curbing is not needed to direct stormwater to the BMP.

Section 307: To not require SCS method to be used to calculate stream bank erosion. The small drainage areas to make using the Rational Method more appropriate.

*Motion carried unanimously.*

Mr. Flatley moved, seconded by Mr. Halter to grant conditional preliminary plan approval subject to meeting all the conditions of LTL’s review letter dated 2.2.23. *Motion carried unanimously.*

**Zemac Acquisitions, LLC-209 Monocacy Creek Rd- Preliminary Plan – Stackhouse Bensinger, LLC**

Original Submission 12.8.22; expires 3.6.22

Justin Mocerri discussed LTL’s review letter dated 23.3.23. He stated most items they will comply with, however he questions the following items:

**CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

3. In accordance with the conditions attached to the variances granted by the Zoning Hearing Board for Parcel A, the materials stored within the outdoor storage area shall not exceed 20 feet in height, with the exception of the southernmost outdoor storage area, in which no racking shall be permitted. The Applicant's engineer has stated that the southernmost outdoor storage area, as shown on the plan submitted to the Zoning Hearing Board, has been eliminated and therefore the no racking restriction is no longer applicable. The Township and Applicant should discuss this matter. (Section<sup>402</sup>(b)(10)(ii)).

*The Planning Commission advised Mr. Mocerri they can not grant any waiver from the Zoning Hearing Board Decision.*

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21. The Township and Applicant should review the proposed property line buffer screens for adequacy (Section 517(g)). Specifically, the plan proposes the use of a high-intensity buffer which requires an opaque fence. For such required opaque fence, the plan proposes a chain link fence with vinyl privacy slats. The adequacy of this fence design should be discussed. *Discussions followed on what type of fencing/buffer would be acceptable. Mr. Flatley moved seconded by Mr. Halter to recommend a double row of Green Giant Evergreens or the required opaque fence. Motion carried unanimously.*

25. A fully designed lighting plan meeting the requirements and specifications of Section 520 must be provided. The plan must provide a minimum illumination level of 0.6 footcandles over the proposed stie access drive and common parking area in front of the buildings on Parcel A. *Zemac Acquisitions stated they plan to have some of the lights lit during all dark hours, and some may have motion sensor. They are looking at walpack lighting to have no light shining on the other properties. Mr. Jones added if they would consider adding dimmers with the lighting and motion sensors that brighten with motion. Mr. Mocerri stated they will look into these things as he prepares the lighting plans.*

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

19. Section 311(a)(i)- All basins shall have a maximum side slope of three horizontal to one vertical(3:1). Revise basin grading accordingly. *Mr. Mocerri & Mr. Weber discussed different scenarios and Mr. Weber prefers the 3:1 ratio but will look at 2:1 Ratio in some areas.*

26. Provide the calculations to show that the gutter spread, during a 10-yr storm, is not more than 8 feet. Also, the ponding height during the 100-yr storm, at each of the inlets, shall be verified to ensure that runoff won't overtop the curb, thereby missing conveyance to the basin. *Mr. Mocerri stated the slopes should be sufficient.*

Mr. Halter moved seconded by Mr. Flatley to accept the Time Extension offered until June 22, 2023, as presented. *Motion carried unanimously.*

**RR Games-JW Real Estate Holdings, LLC – 531 W Ben Franklin Hwy-Preliminary Plan**

No discussion at this meeting.

**Edward's Landscaping bus Yard – 335 Monocacy Hill Rd – Sketch Plan-McCarthy Engineering**

Mr. Boneberger, McCarthy Engineering explained the plan is to lease land to the Krise Transportation for 54 Busses for Daniel Boone School District school student transports. The plan shows 40 parking spaces for employees. The plan is to use the existing buildings and not change the existing site. The plan is being submitted for review and to allow two uses on the same lot. They plan for this to be a temporarily occupied by both Edwards Landscaping until they can prepare a plan for approval to move the Edwards Landscaping across the street to his Highway Commercial lot. Mr. Halter moved seconded by Mr. Flatley to accept the Sketch Plan for review. *Motion carried unanimously.*

**Arbour Green-Old Swede Rd-3 Story 153 Unit Apartments-55 & Older**

Mr. Ohlinger architect presented a plan showing a new layout of buildings and design for the site. This plan will no longer have any dead-end or cul-de-sac streets. The layout is designed to come into the development and maneuver through without having to turn around. Arbour Green Blvd. is designed to have no parking. The buildings designed at the back of the site along the slopes are designed with parking underneath the building.

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The height of the buildings will meet the ordinance and not exceed the 35foot height limit on the front corners. The back buildings may have a rear height of 40 to 60 feet. Elevators will be installed in each building. The first building will be designed with 11 units per floor with 5-2 Bedroom, 1-3 Bedroom, and 5-1 Bedroom apartments. The first floor units will be walkout units. The footprint will remain the same on each building however the demand for apartment sizing will dictate if they change the interior, possibly designing as many as 169 units. This plan will have less land disturbance and stays away from the Environmentally sensitive areas. They plan a terrace between buildings and enlarging the recreational activities to add to the amenities. More parking than needed is provided on the plan. They do plan to remove the hump in Rt 662 as in previous plans. The stormwater basins can be made larger with this plan.

**Zoning**

**OZ Properties- Parking area Geiger Rd**

Mr. Arnold & Mr. Orman stated this Zoning Variance was needed to satisfy a violation notice he received from Mr. Loomis. They dug up what they thought to be pre-existing parking and wanted to expand and improve the area. This area was not particularly used for parking for quite some time and was no longer allowed to be done without a Variance allowing the nonconforming use to expand. Mr. Flatley moved seconded by Mr. Halter to recommend to the Zoning Hearing Board grant relief to Section 1003(a)(c) and allow the parking area as designed. *Motion carried unanimously.*

**Ordinance/Resolution(s)**

No discussion at this meeting.

**OTHER PLANNING COMMISSION ITEMS**

**Moorhouse Major Subdivision** -Amity Township received a request for the 5 lot subdivision to be public sewer as opposed to on-site septic as stated on the recorded plan. Mr. Boyer was advised to submit a revised recorded plans of record.

**PUBLIC COMMENT**

Mrs. Rhoads asked if the total number of busses stated in the Edwards Landscaping plan was correct. She stated in the school board meetings the company was to have 69 Busses. Mr. Jones asked if all their busses were to be on this site or were some housed in Birdsboro. Mr. Jones thanked her for the information and the Township will keep it under advisement.

**Adjournment**

Mr. Halter moved seconded by Mr. Flatley to adjourn the meeting at 8:30 PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Kathie Benson**

**Planning Commission Secretary**