

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday June 8, 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  
Paul Weller, Vice Chairman  
Dwight Buckwalter  
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer  
Brian Boland, Esq., Kozloff Stoudt, Solicitor  
Kathie Benson, Planning Commission Secretary

Announcements

There were none.

Public Comments

There were none.

Approval of Minutes:

Mr. Weller moved seconded by Mr. Buckwalter to approve the minutes of the Regular meeting of May 11, 2023, as presented. *Motion carried unanimously.*

Highland Place-McCarthy Engineering-Preliminary Plan-148 Semi's/189 Singles-Amity Park Rd (Preliminary Plan Conditional Approval 5.17.23)

Mr. Spencer Ericke, McCarthy Eng reported they received a letter dated 5.23.23 from Entech and he has spoken to H. David Miller, McCarthy Eng agrees to comply with all the comments. The sewer system is designed to be owned by the HOA within the development and the Township will own the lines in the public streets as the plan states. The low pressure design is the best alternative. Mr. Jones requested to see the specs they are planning on using for the system.

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  
Extension #4 Approved 2.15.23; expires 09.20.23

Mr. Weber reported he received revised plans today in his office and will begin his review.

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 01.12.23; expires 04.10.23.

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Mr. Weber reported Royal Farms is currently grading their site and the topsoil is being taken to the Mauger site across the street. Mr. Boland reviewed there were concerns the area that the soils are being placed on is the area where the roadways are discussed with the Amity Logistics roadway design. Mr. Mauger reported to Mr. Boland & Mr. Weber, Earth Engineering will be conducting compaction testing to be certain the area is compacted correctly for future roadway conditions that will handle the tractor trailers.

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

Original Submission 12.8.22; expires 3.6.23

Extension #1 approved 2.15.23; expires 6.22.23

Mr. Weller moved, seconded by Mr. Buckwalter to accept a time extension to 10.18.23 as granted. *Motion carried unanimously.*

**Edward’s Landscaping Bus Yard – 335 Monocacy Hill Rd – Sketch Plan-McCarthy Engineering**

Nothing was discussed at this meeting.

**7 Riga Lane – Dirty Diesel – In-house review – Wilkinson Apex**

Mr. Weber reported he is awaiting revised plans.

**Michland, LLC-Annexation Plan-1339 Ben Franklin Hwy**

Mr. Halter moved, seconded by Mr. Buckwalter to accept the plan for review. *Motion carried unanimously.*

**824 E. Ben Franklin Hwy-Preliminary/Final Plan-Limekiln Holdings 12, LLC – SSB a Wilkinson Apex Co.**

Mr. Buckwalter moved, seconded by Mr. Halter to accept the plan for review. *Motion carried unanimously.*

**Zoning**

**Ordinance/Resolution(s)**

No discussion at this meeting.

**OTHER PLANNING COMMISSION ITEMS**

No discussion at this meeting.

**PUBLIC COMMENT**

None at this time.

**Adjournment**

Mr. Weller moved seconded by Mr. Halter to adjourn the meeting at 8:45PM. *Motion carried unanimously.*

Respectfully submitted,

**Kathie Benson**

Planning Commission Secretary