

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday July 13, 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
Thomas Flatley
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Troy Bingaman, Amity Township Manager
Kathie Benson, Planning Commission Secretary

Announcements

There were none.

Public Comments

There were none. Mr. Jones stated we can address any questions as the topic is discussed.

Approval of Minutes:

Mr. Weller moved seconded by Mr. Flatley to approve the minutes of the Regular meeting of June 8, 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)

Nothing was discussed 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
Extension #4 Approved 2.15.23; expires 09.20.23

Nothing was discussed at this meeting.

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.

Nothing was discussed at this meeting.

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

Original Submission 12.8.22; expires 3.6.22
Extension #1 approved 2.15.23; expires 6.22.23

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Nothing was discussed at this meeting.

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

Nothing was discussed at this meeting.

7 Riga Lane- Building Expansion-InHouse Review.

Mr. Weber reported the plan has been completed and approved. Signed plans have been received. Nothing further is needed for this site.

Michland, LLC-Annexation Plan-1339 Ben Franklin Hwy

Mr. Chris Falencki, reported this plan was to clean up the lot lines for the properties. The lot are being combined and lines are being redrawn to achieve straighter lines allowing for easier resale in the future. No development is planned at this time. Mr. Falencki explained the driveway easement as proposed. Mr. Falencki stated they will comply with LTL's review letter dated 7.6.23. Mr. Halter moved seconded by Mr. Weller to recommend Annexation Plan approval based on compliance with items listed in LTL letter dated 7.6.23, and a minor revision as presented to the lot line. *Motion carried unanimously.*

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

Original Submission 6.8.23; expires 9.6.23

Ms. Monica Sweeney, SSB a Wilkinson Apex Co. discussed LTL's review letter dated 7.7.23 as follows:

CONFORMANCE WITH THE ZONING ORDINANCE

6. *The plan shows a calculated floodplain. The calculated floodplain report should be submitted with the plan. In accordance with Section 502(c) and (d), all activities within the floodplain shall conform with provisions of the Amity Township Floodplain Ordinance. The plan shows proposed retaining walls within the floodplain.*

Ms. Sweeney stated they are working in the floodplain report for this issue. The early data shows the retaining wall may not be in the floodplain at all. They are also looking into relocating the trash dumpster to keep away from the entrances and not within any floodplain.

9. *Within the area of the property proposed for development, the plan should identify areas with slopes between 15-25% and slopes greater than 25% (Section 505(b)(1)). Any areas with slopes in excess of 25% shall be subject to the requirements of the Steep Slope Overlay District as listed in Section 505. It appears that a portion of a proposed retaining wall may be located in an area with slopes in excess of 25%.*

Ms. Sweeney stated they are currently looking into this and reviewing for modifications.

12. *The number of off street parking spaces provided must be sufficient to accommodate all employees, customers, and residents.(Section 924(b)(18)). The plan provides a parking space calculation (labeled as an estimate only) which stated that 68 parking spaces are required. The plan contains only 63 parking spaces. This must be discussed.*

Ms. Sweeney stated the uses of the designed building has changed. Mr. Fister stated the restaurant and HVAC business are no longer a part of the building plan. At this time the building is designed with 5,000 Square Feet in the lower level for Tower Health Ambulance Services, and 1,500 Square Feet for a Beauty Salon Service. The upper lever will have a 1,500 Square Foot of Office with additional office space available. Mr. Fister stated this will be updated on the plan and will require less spaces then what is currently listed on the plan. If more than the required spaces are provided he would like for them to remain. The extras may be needed in the future if the uses change.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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5. *The plan lists Parcel A and Parcel B. It is not clear why Parcel B is listed as it does not appear any development is proposed on Parcel B.*

Mr. Fister stated Parcel B is not included and Ms. Sweeney advised they will remove all references from the plan.

27. *In accordance with Section 510(c), where required by the Planning Commission, parking areas shall be designed to include a pedestrian circulation system. This matter should be discussed.*

The Planning Commission agreed the sidewalk for each level is not needed.

34. *The Township and Applicant should discuss the proposed emergency access drive. The emergency access drive should also be reviewed by the fire marshal.*

Mr. Fister agrees there should be an emergency access and this will be discussed with PennDOT during the driveway access discussions. The Planning Commission agreed to review what PennDOT approves.

38. *The Township and Applicant should discuss the need for plantings in the strip between the parking spaces and Ben Franklin Highway(Section 517(d)(2)(i and vi)). It is noted that the Applicant obtained a variance to allow the planting strip to be less than 20 feet wide. As shown on the plan, there are no plantings in this strip. The planting of shrubs should be considered to mitigate headlight glare on Ben Franklin Highway.*

Mr. Weber stated this ordinance is designed to have the plantings to avoid glare and miss haps from car headlights. Ms. Sweeney stated the wall height should mitigate any headlights intrusions. She will have this evaluated further and the Planning Commission agreed to look at a possible waiver if all needs are met.

39. *In accordance with Section 517(d)(2)(v), each end of parking row planting islands should contain one shade tree. The plan contains four end of parking row planting islands which do not include a shade tree.*

Ms. Sweeney stated the street trees were not included in the islands as they are in close proximity to the Retention Pond. A waiver will be requested.

40. *The Township and Applicant should discuss street trees in accordance with Section 517(e). It is noted that the plan proposes evergreen trees along Monocacy Creek Road and no trees along Ben Franklin Highway.*

Mr. Fister stated a waiver will be requested to only place the trees along Route 422 where spot elevations allow.

Mr. Fister agreed to place street trees every 50 feet along Monocacy Creek Rd where allowed.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

Ms. Sweeney and Mr. Weber agreed to meet to review these item. Ms. Sweeney stated they have some revisions to present.

Ms. Sweeney all remaining items in the letter will be complied with.

Precision Technology-Joe Body Engineer/Surveyor-In House

Mr. Body through email requested this be discussed at the August meeting.

Baer Minor Subdivision-Boyer Engineering-Annexation Plan-2936 Limekiln Rd

Mr. Sam Reeser reviewed this plan is to separate the business from the residence. Mr. Flatley moved seconded by Mr. Weller to accept the plan for review.

Aydin Manufacturing-1 Riga Lane-In-House Review-Building Expansion

Mr. Kevin Mohn, Systems Design Engineering, Inc reviewed the layout for the building expansion they would like to build. Mr. Weber agreed the plan can be reviewed in house. Mr. Flatley moved seconded by Mr. Weller to allow the plan be reviewed in-house. *Motion carried unanimously.*

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Zoning

Douglas & Marianne Reinert-Pole Barn Building-734 Old Airport Rd

Mr. Sam Reeser explained the applicant is applying for forgiveness to Section 902(b)(9) the size of the building. In the Medium Density Residential District they would be allowed to build a 1,700 Sq Ft accessory structure. The building they are planning to build is 5,300 Sq Ft on their 5 Acre Lot. Mr. Flatley questioned if there are any setback forgiveness' needed. Mr. Reeser stated they meet all of the setback requirements. Mr. Halter moved seconded by Mr. Flatley to recommend the Zoning Hearing Board grant forgiveness to the size of the building. *Motion carried unanimously.*

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 7:38PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary