

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday August 10, 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. Weller, with the pledge to the flag. The following people were in attendance:

Commission

Paul Weller, Vice Chairman  
Dwight Buckwalter  
Thomas Flatley  
Nathaniel Halter

Staff

Joan London, Kozloff Stoudt, Solicitor  
John Weber, LTL Consultants, Engineer  
Kathie Benson, Planning Commission Secretary

Announcements

There were none.

Public Comments

There were none.

Approval of Minutes:

Mr. Buckwalter moved seconded by Mr. Halter to approve the minutes of the Regular meeting of July 13, 2023, as presented. *Motion carried unanimously.*

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

Ms. Nicole Galio, Jaindl Company and Mr. Brian Boyer, Boyer Engineering reviewed Entech Engineering letter dated 8.3.23 and LTL letter dated 7.28.23.

ENTECH ENGINEERING:

Specific Comments

7. The Township has established that (1) EDU will be charged for each residential unit. At this time, Two (2) additional EDU's will be charged for the community center. As per Township Sewer Use Ordinance, the consumption of the community center will be periodically reviewed to determine if additional EDU's are required.

Mr. Boyer discussed he did not see the need for Two(2) EDU's as this is a Community Center and the consumption may not warrant the amount. After discussion it was agreed that Entech is looking further into this and if two(2) EDU's are still required. Jaindl will request a waiver to only purchase 1 EDU.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday August 10, 2023

LTL CONSULTANTS:

CONFORMANCE WITH THE ZONING ORDINANCE

4. *In accordance with Section 956(b)(5)(viii)(b), outdoor recreational facilities shall be provided including: tennis courts, trails, practice golf green, swimming pool or similar facilities. The plan now proposes a swimming pool, two pickle ball courts and a fire pit area next to the community center.*

Mr. Boyer stated this is moving along and the final design will be submitted.

8. *Typical elevations for the community center must be presented to the Township for review and approval. The architectural characteristics of the community center must comply with the requirements listed in Section 956(i)(3). The architectural characteristics of the community center shall be approved by the Board of Supervisors as a condition of the plan and shall be recorded (Section 956 (i)(1)).*

Ms. Galeio requested the architectural be submitted and reviewed prior to issuance of any building permit. The builder has not been finalized and the architectural may change slightly with builder. Mr.

Weber stated the Architectural will still need to be approved by the Board of Supervisor and the timing to be determined by the Board of Supervisors.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT

3. *The proposed street names must be approved by Amity Township (Section 402(d)(2)). It is noted that the Berks County Department of Emergency Services reviewed the proposed street names and did not recommend Bird Court, Sadowski Street, Justice Drive, Jones Blvd and Cabin Court as these names are already in use in Berks County*

Mr. Weller reviewed this is done to cause less confusion at 911/Emergency Services Center when dispatching services to an emergency. Having the same name in a different municipality can cause confusion. After discussion it was decided the naming of the streets was up to the developer. Their choice if they want to keep the names.

10. *The following comments pertain to the emergency access drive connection to Meadow Crest Lane as shown on Sheet 66(Section 502(a)):*

- *Note #1 should be revised to remove "from 20 feet to the internal access".*
- *Chain should be specified as break-away chain.*
- *The plan preparer should confirm that the proposed grass paver system is capable of supporting the loading of fire apparatus.*
- *The Fire Marshal should review the emergency access drive and associated details*

Mr. Weber has been in touch with Amity Township's Fire Marshal and this review should be coming shortly.

16. *A traffic study is required for this project in accordance with Section 505(a).*

Mr. Boyer reported they just received their Traffic Study and will be reporting on this with their next submission. Ms. Galeio reported they received TIS approval from PennDOT and only a handful of comments they can clear up for their HOP submission. She expects this to be finalized soon.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

4. *Section 301(m)- The Township may require that a developer provide reasonable corrective action to alleviate an existing off-site drainage problem that may be affected by a proposed land development project. The Township and Applicant should discuss.*

Mr. Weber stated this is in regards to the drainage pipe on Pine Forge Rd along the bend and Highmeadow Dr. Mr. Boyer stated his recollection of this was Mr. Jones stated previously this is not for the developer to handle.

Mr. Weller reported the drainage pipe and area this is referring to historically has not showed any flooding to the area. Mr. Boyer stated their stormwater design should reduce the runoff in the area.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday August 10, 2023

Mr. Weber was satisfied and agreed to extrapolate this comment from further discussion reviews unless design changes warrant another review of the area.

*25. In accordance with Section 519(c)(12), 0.038 acres of land shall be offered for dedication for each dwelling unit for all residential subdivision/land developments for open space and recreation purposes. Therefore, 12.84 acres shall be offered for this project, In lieu of land dedication, the Township may choose to accept a fee. For this project, such fee would be \$481,500. This matter should be discussed.*

The Planning Commission agreed to continue to review this and look at the numbers when all is finalized to determine the fee. In principle the Planning Commission agreed to waive part of the fees deducting some of the recreation community center costs.

GENERAL COMMENTS:

*19. Section 306(d)- Stream buffers must be provided that extend a minimum of 50 feet to either side of the top-of-bank of the channel. The applicant is requesting a waiver.*

Mr. Weber stated the waiver may not be needed as the berm design changed since this waiver was requested, Mr. Boyer agreed to revisit this request.

*31. Section 311 (B)(vii)- The top and/or toe of the basin berm slope shall be located a minimum of 25 feet from any property line. The plan contains two basins which do not comply (BMP#4 & 12). The applicant is requesting a waiver from this section of the ordinance.*

After discussion Mr. Weber agreed to double check this issue.

Mr. Weber and Mr. Boyer agreed to meet to discuss the remaining Stormwater issues.

**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.

Mrs. London reported the civil lawsuit has now been given to the Commonwealth Court. The Township will be notified when the hearing date is set. Ms. London stated the plan can continue under review and if we come to the approval of the plan before the court date, the plan can be conditionally approved, conditioned upon the outcome of the hearing.

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

Original Submission 12.8.22; expires 3.6.22

Extension #1 approved 2.15.23; expires 6.22.23

Extension #2 approved 6.21.23; expires 10.18.23

Nothing was discussed at this meeting.

**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

Mr. Flatley moved seconded by Mr. Halter to recommend rejection of the plan based on LTL's letter dated 7.7.23 unless accept the same a signed Time Extension request is received by the applicant, it is recommended the Board of Supervisors approve. *Motion carried unanimously.*

AMITY TOWNSHIP PLANNING COMMISSION

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Thursday August 10, 2023

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

Mr. Brian Boyer stated all issues Mr. Weber has with the plan have been corrected as of today. Mr. Flatley moved seconded by Mr. Halter to grant a waiver to Section 509(s)- To allow a shared driveway from Lot 1 and Lot 2. This is an existing driveway with no improvements or development proposed to the site. *Motion carried 3-0-1. Mr. Buckwalter abstained as he is an adjoining property.* Mr. Flatley moved seconded by Mr. Halter to grant conditional approval to the plan based on all items in LTL's review letter dated 8.7.23. be completed. *Motion carried 3-0-1. Mr. Buckwalter abstained as he is an adjoining property.*

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

Mr. Weber stated he is waiting a revised plan.

**Precision Technology-Joe Body Engineer/Surveyor-In House**

Mr. Body did not attend this August meeting.

**Zoning**

No discussion at this meeting

**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. Buckwalter moved seconded by Mr. Flatley to adjourn the meeting at 7:44 PM. *Motion carried unanimously.*

Respectfully submitted,

***Kathie Benson***

Planning Commission Secretary