

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday September 14, 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

Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
John Weber, LTL Consultants, Engineer
Troy S. Bingaman, Township Manager

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 August 10, 2023, as presented. *Motion carried unanimously.*

Highland Place Phase 1 Final Plan / McCarthy Engineering

Mr. Bingaman requested a motion to accept the plan for review.

Mr. Weller moved, seconded by Mr. Halter, to accept the Highland Place Phase 1 Final Plan for review. *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

Mr. Bingaman stated a Time Extension was granted by the developer.

Mr. Halter moved, seconded by Mr. Buckwalter, to accept the Leaf Creek Farm Extension of Time to December 31, 2023. *Motion carried unanimously.*

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Arbour Green Apartments Preliminary Land Development Plan / 170 Units – Boyer Engineering

Brian Boyer, P.E., stated the current plan is to construct apartments to consist of: 1) a three story-30 unit building with clubhouse and recreational amenities; 2) 13 two story, 4-unit buildings with garages; and 3) 2 four story 44-unit buildings with garages under the buildings. Mr. Boyer indicated as a new plan they will have to apply for variances for steep slopes and the required boulevard entrance as PennDOT will not allow this. He asked for acceptance of the plan for review to determine if any additional variances will be needed. Mr. Weller moved, seconded by Mr. Halter, to accept the Arbour Green Apartments Preliminary Land Development Plan for review. *Motion carried unanimously.*

River Rock Academy Minor Subdivision Plan / 2 Lots – Boyer Engineering

Brian Boyer, P.E., stated the District would like to subdivide the former school building from the intermediate center for a possible sale. A brief discussion took place about the limited access, the safety of the current access as well as stormwater facilities. Mr. Boland indicated the plan presents some challenges that will need to be overcome. Mr. Boyer asked that the plan be accepted for review. Mr. Halter moved, seconded by Mr. Buckwalter, to accept the River Rock Academy Minor Subdivision Plan for review. *Motion carried unanimously.*

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.

Extension #1 approved 4.19.23; expires 10.18.23

Nothing was discussed at this meeting.

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

Extension #1 approved 8.15.23; expires 3.20.24

Mr. Weber indicated he has had some communication with the applicants engineer. It appears the PennDOT scoping/HOP process is in motion as well.

Precision Technology Inc / 551 Old Swede Road – Joe Body

Mr. Bingaman stated the Township received an application and fees but no plan and asked Mr. Weber if he had seen a plan for this project, to which he responded, no. Mr. Weber stated Mr. Body was to come before the Planning Commission to review their project.

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

Mr. Weber referred to his letter dated 8.18.23, stating the in-house review was complete and plans could be forwarded to the Township.

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RR Games Site Improvements Plan / Warehaus

Mr. Weber stated a review was done of the most recent site plan and stormwater facilities. He stated comments have been sent back to the engineer; however, he stated the applicant will need a variance for impervious coverage.

Zoning

No discussion at this meeting

Ordinance/Resolution(s)

No discussion at this meeting.

OTHER PLANNING COMMISSION ITEMS

Appointment of Member – Joint Comprehensive Plan Update

Mr. Bingaman informed the Commission the Supervisors have adopted a Resolution to participate in updating the Joint Comp Plan with Exeter and St. Lawrence. He further stated Douglass Township has agreed to join the plan as well. The County Planning Commission will facilitate the process and recommends each municipality appoint a PC member, a Supervisor, and a staff member. Mr. Jones stated he would definitely like to serve in either the Supervisor capacity or the Planning Commission member if another Supervisor has a desire to serve. Mr. Weller stated he too would be interested in serving. Mr. Halter stated he would serve if needed.

Moorhouse Subdivision – Low Pressure Sewer Line Easements

Mr. Boland informed the Commission that he and the Manager have been working with the landowners, Eden Bucher, Esq., Mr. Moorhouse and Mr. Garner, Dolan Construction to get acceptable easements prepared, executed, and recorded. He stated this process has been on-going for over a year. Ms. Bucher contacted the Manager on this date and also reached out to Mr. Boland – she is working on finalizing the agreements for all four lots.

PUBLIC COMMENT

None at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Buckwalter, to adjourn the meeting at 7:31 PM. *Motion carried unanimously.*

Respectfully submitted,

Troy S. Bingaman
Township Manager