

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday November 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
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
Kathie Benson, Amity Township Planning Secretary

Announcements

There were none.

Public Comments

There were none.

Approval of Minutes:

Mr. Halter moved, seconded by Mr. Buckwalter, to approve the minutes of the Regular meeting of October 12, 2023, as presented. *Motion carried unanimously.*

Highland Place Phase 1 Final Plan / McCarthy Engineering

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
Extension #4 Approved 2.15.23; expires 09.20.23
Extension #5 Approved 9.20.23; expires 12.31.23

No Discussion at this meeting.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday November 9, 2023

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

Original Submission 09.14.23: expires 12.13.23

Mr. Weller moved, seconded by Mr. Halter, to accept the Arbour Green Extension of Time to June 19, 2024. *Motion carried unanimously.*

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

Original Submission 09.14.23: expires 12.13.23

Mr. Weller moved, seconded by Mr. Buckwalter, to accept the River Rock Extension of Time to June 19, 2024. *Motion carried unanimously.*

Amity Logistics Center/Doulassville 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 04.19.23.

Extension #1; approved 4.19.23; expires 10.18.23

Extension #2; approved 10.18.23; expires 1.17.24

Mr. Donald Haas, Bogia Engineering, reviewed the following waivers requested 11.03.23:

1. **Section 25-306(d):** waiver requiring a 50-foot buffer on top of the bank of any perennial or intermittent streams. Buffers will be provided where possible with extensive tree planting.
2. **Section 25-307:** waiver request is to replace Type C modeling from the Type II modeling required. The expanded FAQ #9 references published studies show the Type C distribution is appropriate for modeling the stormwater for a project.
3. **Section 25-312(d)(v):** waiver the drop of 2 inch in inlets/manholes and crown of pipes to match and allow them to provide the greatest extent possible on the project site.
4. **Section 27(a)(14):** waiver to allow the proposed River Bridge Road extension to be designed as a straight street without a cul-de-sac bulb at the end, with a snowplow and turn around easement provided on the applicant's property.
5. **Section 27-502(g):** waiver to allow the proposed River Bridge Road extension to be designed as a straight street without a cul-de-sac bulb at the end, with a snowplow and turn around easement provided on the applicant's property.
6. **Section 27-511(d)(2):** waiver to allow grading within 5 feet of a property or right-of-way line. Some instances are necessary for crossing property lines, for tying into culverts the right-of-way lines and for construction of retaining walls.
7. **Section 27-517(d)(2)(iv) and (vi):** waiver to requiring parking lots to be divided into smaller lots with 60 spaces or less, and for planting strips to be 8 feet wide and running the length of the parking row. With the site restrictions of streams, lot configuration, and slopes, the parking lots are not provided with planting strips.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday November 9, 2023

8. **Section 27-517(e)(1)(iv):** waiver to not require street trees along access driveways serving non-residential developments. Street trees will be provided along the entrances of driveways and all locations where possible.
9. **Section 27-520(d)(2):** waiver to allow pole mounted lights along Township Line Road to be aimed away from the houses and towards the loading docks at a 35-degree angle from parallel to the ground and mounted at 24 feet above grade.
10. **Section 27-520(d)(5)(V):** waiver to allow the building mounted lights to be at 30 feet on the building adjacent and parallel to Township Line Road and 45 feet on the building where the lights are not directed towards residential properties to provide the appropriate light spread in the loading areas for safety as well a pole mounted lights at 24 feet along Township Line Road. The lights are to be full cut-off lights except the poles mounted along Township Line Road will be angled at 35 degrees away from residential properties and towards the loading docks.

Mr. Weber reviewed the outstanding items in the review letters are items that are mostly outside agency approvals.

Mr. Weller moved, seconded by Mr. Buckwalter to recommend approval of the Preliminary Plan conditioned upon SAFE review letter dated 10.12.23, Entech review letter dated 11.6.23, and LTL Consultants review letter dated 11.3.23 plus any conditions that may arise from further review of the Stormwater Management section from LTL's letter. *Motion Carried unanimously.*

Mr. Haas and Mr. Tornetta agreed the retaining walls on the site will be the responsibility of the developer.

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

Extension #2 approved 6.21.23; expires 10.18.23

Extension #3 approved 10.18.23; expires 4.20.24

No discussion 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. Fister reviewed the building architectural drawings, and the plan is to have 8,000 square feet on the first level housing the ambulance company in 5,000 square feet, with 1,500 square feet of a Beauty Salon and office and the remainder for mechanicals and storage. The second floor to be 4 residential living units and an office. The third floor is to be all residential units. Mr. Joshua Castillo, P.E., reviewed the waivers they are requesting. The Planning Commission agreed in principle with the requests, however they would like to see them specifically on the plan prior to acting on the requests.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday November 9, 2023

Mr. Weber and Mr. Boland agreed to review the street tree requirements along 422. Mr. Weber stated the plan must be submitted to SAFE for a traffic review and the trip generation report. Mr. Castillo agreed to revise the plan and comply with LTL's requested changes in their review letter dated 11.1.23.

Precision Technology Inc / 551 Old Swede Road – Joe Body

Mr. Weber reported they are in the process of reviewing the plan as submitted.

RR Games Site Improvements Plan / Warehaus

Mr. Weber reported the Zoning Hearing Board granted the 65% impervious coverage and the plan has been approved as presented.

Pagoda Motorcycle Club-44 E Ben Franklin Hwy-Preliminary/Final Plan-MB Investments

Mr. Weller moved seconded by Mr. Halter to accept the plan for review. *Motion carried unanimously.* Mr. Jon March, P.E. discussed the RV clean out area has been reviewed and approved previously as a dump site for events at the site only. They have agreed to 3 EDU's needed and water meter readings to be given for the first year to determine if any additional EDU's are needed.

Zoning

No discussion at this meeting.

Ordinance/Resolution(s)

No discussion at this meeting.

OTHER PLANNING COMMISSION ITEMS

JC Investment Group, LLC – Conditional Use Application

Mr. Paul Troisi, Esq & Mr. Craig Bonenberger reviewed with the Planning Commission the developer is requesting to allow a Landscaping Business in the Highway Commercial District. They have requested Conditional Use to comply with the Zoning Hearing Decision. The site they are using across the street and part of the same parcel was granted two (2) temporarily uses, and the Landscape Business is to move across the street. Mr. Boland advised, prior to the November 29 Conditional Use Hearing, the developer look at the site and possibly handle as a subdivision to place each use into the different zoning district to clean up the uses for each on the plan. Mr. Troisi and Mr. Bonenberger will discuss this with Mr. Povilaitis prior to the scheduled hearing.

2024 Meeting Dates

The Planning Commission reviewed the 2024 Calendar and agreed to keep their meeting dates the same. Planning Commission to meet the second Thursday of each month.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday November 9, 2023

PUBLIC COMMENT

Jane Eagle reported that she was visited by a representative from Amity Logistics, and she has a clear understanding of the way their driveway will be in retrospect to their property on Toll Gate Rd. She asked how the traffic will be controlled, not allowing truck traffic past Amity Logistics property on Toll Gate Road. After discussion the Planning Commission agreed to look at possibly adopting an ordinance for our Police to enforce fines to aid with traffic controls.

Adjournment

Mr. Halter moved, seconded by Mr. Jones, to adjourn the meeting at 8:25 PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary