

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, May 9, 2024

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
Thomas Flatley
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
Troy Bingaman, Township Manager
Kathie Benson, Planning Commission Secretary

Announcements

There were none.

Public Comments

There were none. Mr. Jones stated the audience may comment on a plan as they come up on the agenda.

Approval of Minutes:

Mr. Halter moved, seconded by Mr. Weller, to approve the minutes of the Regular meeting held on April 11, 2024, as presented. *Motion carried unanimously.*

Highland Place-McCarthy Engineering-Preliminary Plan-146 Semi's/193 Singles-Amity Park Rd

Original Submission 9.14.23; expires 12.20.23

Extension #1 approved 12.20.23; expires 06.19.24

Mr. Flatley reported the Part II Permit application is in preparation from McCarthy Engineering for Entech Engineering to review.

Arbour Green Apartments Preliminary LD Plan – 170 Units - Boyer Engineering

Original Submission 9.14.23; expires 12.13.23

Extension #1 approved 11.15.23; expires 06.19.24

Mr. Boland reported Arbour Green's Zoning Hearing was held April 22, 2024, and they have received their approvals.

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

Original Submission 09.14.23: expires 12.13.23

Extension #1 approved 11.15.23; expires 06.19.24

No discussion at this meeting

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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 06.21.23; expires 10.18.23

Extension #3 approved 10.18.23; expires 04.20.24

Extension #4 approved 04.17.24; expires 09.18.24

No discussion at this meeting

Precision Technology Inc / 551 Old Swede Road – Joe Body

No discussion at this meeting

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

Original Submission 11.09.23; expires 2.08.24

Extension # 1 approved(retroactively) 3.15.24; expires 6.19.24

Mr. Boland reported he has received a copy of the revised Private Rd agreement, and it appears they have made the changes he recommended, and he will review the revised version. Mr. Ryan Inch discussed he has submitted a revised plan that includes the locations of all items that have been built to date. They are planning on paving the private road Friday May 10, 2024 weather permitting. Mr. Flatley questioned regarding the paving of the private road, if they would address any necessary repairs resulting from the sewer main work on Riga Lane. Mr. Weber's stated they need to apply for a Road Opening Permit to ensure inspection of the repair work meets Amity Township Standards. Mr. Inch stated he will apply for the Permit. Mr. Inch is aiming to have the plan finalized for the Board of Supervisor's approval by June 19, 2024, and subsequently recorded. This timeline seems well-structured, with the goal of obtaining building permits promptly to start construction on the three structures thereafter. Mr. Weber discussed the Securities Agreements will need to include any item that has not been built on the day of approval, despite the fact they will be built in a day or two. The items can be released at a later date through the usual channels. This will ensure that all aspects of the project are accounted for and appropriately secured. Mr. Inch discussed the lighting that is on the plan. He stated the track lighting is shown but may need to be adjusted to accommodate any events as the site dictates. Mr. Weber stated the track lighting is not an item in the SALDO therefore it does not need to be shown on the plan. Mr. Weber stated the roadway and parking lighting is required and is shown on the plan. The Planning Commission agreed the lighting should be shown on the plan and only the site lighting added in the Securities Agreement to ensure the lights are installed. Mr. Inch agreed to share with Mr. Boland and Mr. Weber the lighting agreement he has with the Pagoda Motorcycle Club. Mr. Inch stated the track irrigation is not shown on the plan as they will install after the build and review their site requirements. Lastly, for track irrigation, it makes sense to install it as needed and to obtain the necessary permits at that time. Weber stated they need to obtain the necessary permits at that time. This approach aligns with efficient project management while also adhering to regulatory requirements.

295 Monocacy Creek Rd-John & Sherry Hunter-Minor Subdivision-Ludgate Engineering

Original Submission 03.14.24; expires 06.12.24

Mr. Weller moved seconded by Mr. Buckwalter to accept a time extension as requested to August 22, 2024.

Motion carried unanimously. Mr. Weber reviewed in his review letter the following items:

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CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

17. *The Berks County Department of Emergency Services highly recommended that Lot 3 be readdressed from 295 Monocacy Creek Road to 28 Monocacy Road since the lot is accessed by Monocacy Road. The Township and property owner should discuss this matter.*

Mr. Hunter agreed this was acceptable as he has had trouble with people knowing which his property is due to the driveway location on Monocacy Rd not Monocacy Creek Rd. He agreed to the new address to be assigned as 28 Monocacy Rd.

18. *The township and Applicant should discuss if the proposed improvements will be constructed by a single developer or by future individual lot owners. Appropriate plan notes and/or agreements must be provided accordingly.*

Mr. Hunter stated he will be the developer and has plans for homes on each lot. The Planning Commission agreed the Securities Agreement should reflect the infrastructure listed on the plan to insure they are built. Mr. Hunter agreed.

Edwards Landscape-335 Monocacy Hill Rd-Preliminary/Final-McCarthy Eng

Original Submission 03.14.24; expires 06.12.24

Mr. Weller moved seconded by Mr. Buckwalter to accept a time extension as requested until August 21, 2024. *Motion carried unanimously.*

Zoning

Mary E. and Donald Urban-308 E Ben Franklin Highway-Conditional Use

Mr. Flatley moved seconded by Mr. Halter to recommend the Board of Supervisor's grant the Conditional Use considering the guidelines as used previously in the Dotterer Conditional Use controlling the number of vehicles and timing, they are allowed on the lot to aid in eliminating the accumulation of junk cars. *Motion carried unanimously. Mr. Jones and Mr. Weller abstained from the vote.*

OTHER PLANNING COMMISSION ITEMS

Ordinance/Resolution(s)

STORMWATER ORDINANCE

Mr. Halter moved seconded by Mr. Buckwalter to recommend the Board of Supervisor's adopt the proposed Stormwater Ordinance as proposed. *Motion carried unanimously.*

PUBLIC COMMENT

Several members of the public were in the audience and questioned if a Gun Club plans on developing a 132 acre plot of land for sale off of Amity Park Rd. Mr. Jones clarified that this matter is not on the agenda since Amity Township hasn't received any plan for review. Members of the Gun Club did approach the Board of Supervisors to see if there was any interest from Amity Township in having this type of club in the township. Mr. Boland advised the Board of Supervisors advised the group to contact the neighbors of the property to see if they had any objections. The residents did say they were contacted and are not in favor and want to be proactive in attendance to follow the plan if it is presented. Mr. Jones advised if there is a plan presented for review it should be published placed on our agenda and appear on our website or they may call the office and verify with staff at any time.

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Adjournment

Mr. Halter moved seconded by Mr. Buckwalter to adjourn the meeting at 7:50 PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary