

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 8, 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. Weller, 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. Buckwalter moved, seconded by Mr. Weller, to approve the minutes of the Regular meeting of January 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

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

Extension #6 approved 12.20.23; expires 06.19.24

Mr. Boyer stated they have resubmitted plans and are awaiting LTL Consultants' response. This was submitted after the deadline for this meeting. They also submitted a revised Sewer Planning Module for Board of Supervisors approval.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 8, 2024

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

Original Submission 09.14.23: expires 12.13.23

Extension #1 approved 11.15.23; expires 06.19.24

Mr. Weller asked what they are doing on the property right now. There is machinery on the property and was curious. Mr. Brian Hunsberger stated they are looking at and testing the rock formations. Mr. Hunsberger requested the Securities and Improvements Agreements being done in phases for the project. The project cannot be planned as a phasing project due to the infrastructure needing to be done for the development as a whole when started. He stated he will grade the whole site, which he needs part of the grading soils from the back to build the 3 basins, install the water and sewer, in the first phase along with the Community Center/Apartment building, the amenities and a garage. Phase 2 he would build the quad buildings and additional garage. Phase 3 he would build the building in the back keeping the footprint the same and the interior design would be the number of apartments the market is demanding at the time. There are garages in the rear for residents' convenience. Mr. Boland questioned if the site has ample parking for the Units that may be built. Mr. Hunsberger stated there is more than enough for the maximum 178 units allowed at this site. Mr. Boyer stated there are over 100 extra parking spaces. Mr. Boland stated he and Mr. Weber will review and review a possible way to complete this. Mr. Jones stated he liked the fact that Mr. Hunsberger was planning on building the amenities from the start, showing the community and residents being able to use the facility from the beginning. Mr. Hunsberger & Mr. Boyer questioned two items in LTL's review letter dated 2.5.24:

CONFORMANCE WITH THE ZONING ORDINANCE

4. *In accordance with Section 953(b)(4), a commercial retirement community shall be 100% age-restricted, age 55 or older. This requirement must be properly memorialized and deed restricted as deemed appropriate by the Township Solicitor.*

Mr. Hunsberger stated he has given this a lot of thought and asked if the Township would consider using the same guidelines and the Federal Guidelines. The Federal Guidelines allow the community to be 80% 55 and older, with 20% not age restricted. His concern is a resident who moves in with the age qualification and a spouse being younger. If something happens to the spouse such as living in a home or passing away would the spouse be allowed to continue to live in the community, or this would require him to make that person move out. Also, the Federal Guidelines allow children to live in the community 19 years or older. He would like to see this raised to 40+. The Planning Commission discussed several scenarios and felt the ordinance as Mr. Boland read out loud is what they wish to remain. The ordinance allows for care givers to live on site and disabled children of the resident. If a qualifying resident passes the township would not be looking to have the remaining spouse move out.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

1. *Section 301(e) – If diffused drainage discharge is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other impacts will result from the concentrated discharge. Although a level spreader has been provided on Basin 3, this is still considered a new point source discharge. An offsite drainage analysis was provided in the stormwater report, but no information was provided about the condition of the offsite area that would be required to convey this discharge from Basin 3. Based upon a recent site visit, it does not appear that there is an adequate stormwater conveyance facility between the Basin 3 point of discharge and the existing 15" RCP under Old Swede Rd. Furthermore, the downstream end of the existing 15" RCP under Old Swede Rd is blocked. A means for safely conveying the discharge from Basin 3 must be provided. It is recommended that the applicant coordinate a meeting with the Township*

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 8, 2024

and PennDOT to discuss this drainage matter since the discharge directed towards PennDOT right-of-way.

Mr. Boyer and Mr. Hunsberger requested there not be a meeting with PennDOT. They stated the plan of the development and level spreading will control a lot of the water runoff that is currently happening at the site. They stated with the basins and leveling they have significantly reduced the runoff amounts. They prefer not to connect to the PennDOT system. The system that is currently there is not working properly, and they feel it will be a major expense. Mr. Boyer asked if there were any current issues in the area. Mr. Boland suggested an escrow be set up for the township to guarantee the system they design works properly. Mr. Hunsberger will review. Mr. Bingaman advised he will speak with our Public Works Department and see if they can coordinate with PennDOT to review the associated pipe and swales as they seem to be blocked under Old Swede Road.

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

Mr. Boyer presented several options to accomplish the ingress and egress for the two-lot subdivision. He asked the Planning Commission what they felt was the best scenario. The Planning Commission preferred pursuing a wider access off Old Airport Rd. Mr. Boland reviewed the process for land condemnation if required.

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

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

Mr. Ryan Inch spoke in reference to their plan. He stated the plan received Preliminary Plan approval in 2011 and has been developing according to the plan since that time. Their plan is to have the site completed for the Reading Motorcycle Club to move in to the finished site by Labor Day. In order to accomplish they are looking to begin building the buildings as soon as possible and hoping to get the building permits. Mr. Boland & Mr. Weber stated that Mr. Loomis is reviewing the applications so that when the plan is recorded, the building permits can be released. Mr. Inch requested the plans be approved and offered to prepare As-Builts after the build and record them also. Mr. Weber stated the southern part of the plan should be updated. The plans show the proposed area however the installation is different than what is shown on the plan. Mr. March stated he has updated that information on his revised plans. Mr. Jones stated if the engineer and solicitor are not comfortable

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 8, 2024

with the plan as presented, we cannot approve. The Planning Commission stands behind their recommendation. Mr. Weber agreed to look at revised plans plus the latest As-Builts to see if they can recommend.

Zoning

St. Paul's UCC-1979 Weavertown Rd-Electronic Sign Size Forgiveness

Mr. Chronister, STG Digital, reviewed this application for the purpose of building a monument sign on Old Swede Rd. This sign is to be similar to the one currently on Weavertown Rd. After discussion Mr. Jones moved seconded by Mr. Halter to recommend the Zoning Hearing Board grant relief. *Motion carried unanimously.*

Kimberly & Raymond Quinter-888 Old Airport Rd-Garage

Mr. & Mrs. Quinter stated the size of the proposed garage is 1200sq ft. The zoning allows for 900 sq ft. Mr. Jones questioned if the neighbors were in favor of the garage. Mr. Quinter stated they had no objection. Mr. Jones advised them to have his neighbors attend the hearing to state their support. Mr. Halter moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board grant relief. *Motion carried unanimously.*

Ordinance/Resolution(s)

Stormwater Ordinance Update

Mr. Weber reported this should be ready for the next meeting to discuss and review.

OTHER PLANNING COMMISSION ITEMS

PUBLIC COMMENT

3011 Limekiln Rd-Mr. Daniel Moss stated he has this property under agreement of sale and wanted to see if the Planning Commission was in favor of his concept for the site. He currently has two locations and would like to conduct his business on one site. He owns a business that buys and sells used construction equipment. Mr. Moss would like to hold quarterly auctions and may store landscaping equipment and millings and crushed concrete on the site. The Planning Commission offered some ideas on moving forward and agreed the concept was a good idea.

Adjournment

Mr. Buckwalter moved seconded by Mr. Halter to adjourn the meeting at 8:50 PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary