

Amity Township Planning Commission

Thursday – March 14, 2024

REGULAR MEETING AGENDA

Call Meeting to Order

ANNOUNCEMENT(s)

PUBLIC COMMENT(s) (agenda items only)

1) Agenda

2) Approve Minutes from the regular meeting of February 8, 2024

3) Highland Place Phase 1 Final Plan – McCarthy Engineering

Original Submission 9.14.23; expires 12.20.23

Extension #1 approved 12.20.23; expires 06.19.24

No discussion expected at this meeting.

4) Leaf Creek Farm-Age Restricted Housing - 339 Units - 677 Old Swede Rd - Boyer Engineering / Cornerstone Consulting

Original Submission 06.9.21; expires 09.7.21

Extension #1 approved 08.12.21; expires 03.16.22

Extension #2 approved 03.16.22; expires 09.21.22

Extension #3 approved 09.21.22; expires 03.15.23

Extension #4 approved 03.15.23; expires 09.20.23

Extension #5 approved 9.20.23; expires 12.31.23

Extension #6 approved 12.20.23; expires 06.19.24

Discuss Waiver Requests-Building Elevations?-Restricted Covenants?-ESPC approval?NPDES?-Sewage Planning Facilities Module?-Stormwater Districts B&C

5) 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

Zoning Hearing Application – building set back to curb, sidewalk forgiveness-Boulevard Entrance-building height. Planning Commission comments for the Zoning Hearing Board?

6) River Rock Academy Minor Subdivision Plan – 2 Lots – Boyer Engineering

Original Submission 9.14.23; expires 12.13.23

Extension #1 approved 11.15.23; expires 06.19.24

Discuss the easement & roadway design.

7) Zamac Acquisitions, LLC-209 Monocacy Creek Rd-Preliminary Plan-Stackhouse Bensinger

Original Submission 12.8.22; expires 3.6.23

Extension #1 approved 2.15.23; expires 6.22.23

Extension #2 approved 6.21.23; expires 10.18.23

Extension #3; approved 10.19.23; expires 4.20.24

No discussion expected at this meeting.

8) 824 E Ben Franklin Hwy-Prel/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

TIME EXTENSION

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9) Precision Technology Inc-551 Old Swede Rd-Joe Body

Building addition – In-House Review

No discussion expected at this meeting

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

Original Submission 11.09.23; expires 2.08.24

TIME EXTENSION

11) 295 Monocacy Creek Rd-John & Sherry Hunter-Minor Subdivision-Ludgate Eng

Accept for Review

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

Accept for Review

13) Zoning

Karen Norheim & Michael Gisondi-100 Bieber Lane-Garage

Planning Commission comments for the Zoning Hearing Board?

14) Other Planning Commission Items

a) **CONDITIONAL USE HEARING- Million Amenu/Berks Electrical-840 E Ben Franklin Hwy**
Any Comments to the Board of Supervisors?

b) **Amity Logistics-BEI Engineering letter dated 1.24.24 re response to LTL Review**

15) Ordinance

Stormwater Ordinance Update

PUBLIC COMMENT

ADJOURNMENT

Plans approved (Not Recorded):

78 Toll Gate-Conditional Approval 08.20.20

Amity Logistics – Conditional Preliminary Plan approval 11.15.23

Arbour Green – 148 Apartments- Preliminary Plan – Conditional Approval 6.16.21

DARNOC Group- Final Conditional approval 08.18.21: Reaffirmation 4.20.22 (90 days good thru 7.18.22)
Agreements?? New reaffirmation needed to continue.

SUBMISSION DEADLINES FOR NEXT MEETING:

REVISED PLANS – Thursday, March 28, 2024

NEW SUBMISSIONS – Thursday, April 3, 2024

Meeting Schedule:

Thursday, March 14, 2024

Tuesday, March 19, 2024

Wednesday, March 20, 2024

Monday, March 25, 2024

Thursday, April 11, 2024

Tuesday, April 16, 2024

Wednesday, April 17, 2024

7:00PM Planning Commission Meeting - Amity Township Office

7:00PM Parks & Recreation Meeting- Amity Township Office

7:00PM Board of Supervisors Meeting- Amity Township Office

7:00PM Zoning Hearing Meeting- Amity Twp Ofc-(if needed)

7:00PM Planning Commission Meeting - Amity Township Office

7:00PM Parks & Recreation Meeting – Amity Township Office

7:00PM Board of Supervisors Meeting- Amity Township Office