

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, June 13, 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  
Thomas Flatley

Staff

John Weber, LTL Consultants, Engineer  
Julia Adams, 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. Weller moved, seconded by Mr. Flatley, to approve the minutes of the Regular meeting held on May 9, 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 excused himself from the vote as a Planning Commission member as the subject property is owned by his parents. Mr. Jones & Mr. Weller agree to defer the time extension requested to December 18, 2024, to the Board of Supervisors. Mr. Bingaman reported the Berks County Conservation District has sent a letter of approval of the NPDES.

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. Weller moved, seconded by Mr. Flatley, to accept a time extension as granted until December 18, 2024. *Motion carried unanimously.*

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. Weller moved, seconded by Mr. Flatley, to accept a time extension as granted until December 18, 2024. *Motion carried unanimously.*

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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**

Mr. Weber reported Mr. Body has submitted a revised plan and he is satisfied with this plan. The only outstanding item is E&S approval.

**Pagoda Motorcycle Club-44 E Ben Franklin Hwy-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. Jon March stated they have addressed concerns raised by engineers regarding revised plans. They've included the as-built information and listed other items as proposed. Additionally, Riga Lane has been repaired and inspected satisfactorily. However, there seems to be an issue with track lighting details not being included in the plans. Mr. Weber suggests addressing this during the finalization of the site. Mr. Jones suggested this be reviewed before installation during the permitting process. Mr. Weber stated the poles are of lesser height than the original submission and will most likely not be visible from 422. Mr. Weller moved seconded by Mr. Flatley to recommend Final plan approval subject to compliance with LTL's review letter dated 06.06.24 and Entech Engineering letter dated 06.05.24 plus Execution of Private Road Operation and Maintenance Agreement, Execution of Municipal Improvements Agreement and Financial Security Agreement posting appropriate letter of credit, Execution of Stormwater Operations and Maintenance Agreement plus payment to the BMP Fund, and Payment of fee in lieu of open space. *Motion carried unanimously.* Mr. Weber advised Mr. March to ensure all requirements are met before the plans are released for recording.

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

Original Submission 03.14.24; expires 06.12.24

Extension #1 approved 5.15.24: expires 8.22.24

Mr. Ludgate reviewed the revised plan and confirmed that all sewer laterals are now included, addressing concerns raised in LTL's review letter. Additionally, the sewer planning module has been sent to the Department of Environmental Protection (DEP), and PA American has agreed to serve the lots. Mr. Weber confirmed with Mr. Hunter that he plans to build homes on the two lots at a later date, so they do not need to be shown on the current plan. Mr. Weller moved, seconded by Mr. Flatley, to approve the Preliminary Plan subject to compliance with LTL's review letter dated 06.11.24. *Motion carried unanimously.*

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

Original Submission 03.14.24; expires 06.12.24

Extension #1 approved 5.15.24: expires 8.22.24

Mr. Chris Falencki, McCarthy Eng reviewed the plan as presented and stated they changed the plan to preliminary/final to move things along to meet the December 2024 deadline set by the Board of Supervisors as a condition of their Conditional Use.

Mr. Falencki reviewed the following item from LTL's review letter dated 06.10.24:

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CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

4. The net loss areas for Lots 1 and 2 listed on Sheets 3,4,5,6 and 7 do not agree with the net lot areas listed on Sheet. Not lot areas listed for each zoning district for Lot 2 on the Zoning table on Sheet 1 do not add to the total net area for Lot 2 listed in the bottom right corner of Sheet 1. Section 402(b)(9).

*Mr. Falencki stated his surveyor found a later recorded plan that straightened the lot line therefore changing the sizing.*

Mr. Falencki reviewed the following waivers he requested in a letter dated 05.23.24:

Mr. Weller moved, seconded Mr. Flatley to approve the following waivers requested:

SUBDIVISION & LAND DEVELOPMENT ORDINANCES

1. Section 305(a)(1)- Preliminary plan is required. The plan is submitted as preliminary/final. *Request to review as Preliminary/Final Plan.*
2. Section 402(e)(9) – Schematic exterior architecture drawings of proposed townhouses, apartment buildings and non-residential buildings. *Waiver requested to allow no submission as the building planned has not been designed but will be similar to the current facility on Lot 2.*
3. Section 507(a)(3)- “Vertical curbs shall be installed along both sides of all proposed streets except where Zoning District regulations require the minimum lot width to be 200 feet or more. *They request to install vertical curb around common parking area wheel stops are proposed and stormwater sheet flows in t the proposed detention basin.*
4. Section 517(d)(2)(i) “Off street parking areas shall be separated from external streets by a 20 ft wide curbed planting strip” *They request the waiver to allow the proposed planting strip along Monocacy Hill Road to not be curbed. Wheel stops are proposed and storm water sheet flows into the proposed detention basin.*
5. Section 517(e)(3)(iv) – “Trees shall be planted at a ratio of at least one tree per 30 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property although they need to be evenly spaced” *They request the waiver to allow street trees to be planted as proposed along the Lot 1 frontage of Monocacy Hill Rd only.*

STORMWATER MANAGEMENT ORDINANCES

6. Section 307 – “to detain the proposed conditions twenty-four-hour design storm to existing conditions one-year peak flow” *They request to allow proposed design that reduces the flow for all storms for all discharge points.*
7. Section 308(a) – “Standard for managing runoff from each subarea for the two-year through 100-year design storms are shown in Table 308.1” *They request the waiver due to the project is located in stormwater management district “C”. The proposed stormwater design reduces the flow for all storms and discharge points including the 2-year storm.*

Mr. Weller moved, seconded by Mr. Flatley, to recommend the waivers as presented. *Motion carried unanimously.* Mr. Weller moved, seconded by Mr. Flatley, to recommend approval of the plan as a preliminary/final plan subject to compliance with LTL’s review letter dated 06.10.2024 plus LTL’s review of the plan as a Final Submission. *Motion carried unanimously.*

**Zoning**

**Jack & Denise Bennicoff-2Woodbrook Dr- Storage Building-Setback Variance**

Mr. Flatley moved seconded by Mr. Weller to recommend the Zoning Hearing Board approve the variance as requested.

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**OTHER PLANNING COMMISSION ITEMS**

**Ordinance/Resolution(s)**

**PUBLIC COMMENT**

Mr. Steve Loomis presented a concept plan for subdividing a lot along Boyertown Pike. However, the lot sizes for each proposed lot do not meet Zoning requirements. Mr. Jones mentioned that the lot has been vacant and up for sale for many years, while Mr. Flatley noted that the proposed sizing seems consistent with the area's current standards. Mr. Weber pointed out that if there were wetlands on the buildable area, it would further reduce the sizing, as those would need to be subtracted. The Planning Commission agreed to support Mr. Loomis's variance request for his plan.

**Adjournment**

Mr. Weller moved seconded by Mr. Flatley to adjourn the meeting at 7:30 PM. *Motion carried unanimously.*

**Respectfully submitted,**

***Kathie Benson***

**Planning Commission Secretary**