

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, August 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. Jones, with the pledge to the flag. The following people were in attendance:

Commission

Terry Jones, Chairman  
Dwight Buckwalter  
Thomas Flatley  
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer  
Joan London, Esq., Kozloff Stoudt, Solicitor  
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. Buckwalter, to approve the minutes of the Regular meeting held on July 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  
Extension #2 approved 06.19.24; expires 12.18.24

No discussion at this meeting

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  
Extension #2 approved 06.19.24; expires 12.18.24

Mr. Weber reported he has received the architectural drawing for the Community Center/Apartment Building and is awaiting the other buildings to be submitted. Once all is received, they can be discussed for recommendation.

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  
Extension #2 approved 06.19.24; expires 12.18.24

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

**295 Monocacy Creek Rd-Ludgate Eng-3 Lot Subdivision-Final Plan**

Original Submission-06.24.24; expires 09.22.24

Mr. Weber reported they have submitted a Final Plan which he has reviewed. There are several outstanding items that need to be resolved including outside agency approvals.

**White Bear LD-The Crossroads Group, LLC-Riga Lane-Sketch Plan**

Mr. Weber reported he has provided a review of the Sketch Plan. The developer will review to decide how to proceed.

**Precision Technology Inc / 551 Old Swede Road – Joe Body**

In house review

Mr. Weber reported he has reviewed and approved the plan. We are awaiting plans from their office signed so we may sign and release for recording.

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

Conditional Preliminary Plan Approved -3.20.24

Mr. Weber reviewed Berks County Emergency Services has sent another letter requesting 6 of the street names be changed on the plan. Mr. Weber reported the Planning Commission was not concerned with the names previously however when his office was requesting the numbering of the homes Emergency Services asked once again for the changes. After discussion Mr. Jones advised Mr. Weber to contact the developer and request the 6 street names be change review and approved by Berks County Emergency Services.

**824 E. Ben Franklin-Pre/Final Plan-Limekiln Holdings 12 LLC-SSB/A Wilkinson Apex Co**

Preliminary/Final Plan Approved 01.17.24

Mr. Jones reviewed Amity Township has received a letter from SAFE in support of the HOP application.

**Zoning**

**Todd Riegel - Chickens**

Mr. Riegel reviewed his application is to have chickens on his property. He stated he was unaware of any ordinance when he placed the chickens on his property. Mr. Riegel stated the chickens were placed on his property in response to advice from his daughter's therapist. She was being bullied in school and this was recommended to help her in her healing. Mr. & Mrs. Riegel stated she loves the chickens, and the chickens love her and have been very good for her. Mr. Jones moved, seconded by Mr. Flatley to recommend the Zoning Hearing Board approve the request. *Motion carried unanimously.*

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**Redners- Building Signage**

Ms. Kaleigh Mauger stated their request is to have approximately 466 Sq Ft of signage on their newly renovated Redner's Market where 160 Sq Ft is allowed. Currently they have 245 Sq Ft on the front and nothing to the side of the building facing 422. They are looking to place some of the signage on the side of the building to make their new Redner's Fresh Market easily visible from 422. Mr. Flatley moved seconded by Mr. Halter to recommend the Zoning Hearing Board approve the request. *Motion carried unanimously.*

**Miller-Daycare-SPECIAL EXCEPTION**

Mrs. Miller reviewed her application which is required by the State to license her in home day care. She currently cares for 4 children and in order to care for 6 she is required to be licensed. She will not care for more than 6 children. This would be licensed as a Family Day Care. Mr. Flatley moved, seconded by Mr. Buckwalter, to recommend the Zoning Hearing Board approve the request. *Motion carried unanimously.*

**OTHER PLANNING COMMISSION ITEMS**

**CORRESPONDENCE**

LTL reviewed a Concept Plan for Olivero's at 640 Ben Franklin Highway. They have purchased the property in hopes of living on location and conducting a pickup and delivery food services business. Mr. Weber reported they are reviewing recommendations and will advise their plans in the future.

**Ordinance/Resolution(s)**

**Storage Unit-Sea Boxes.**

Mr. Loomis reviewed he has received several inquiries to allow Sea Boxes on properties. In reviewing our ordinances, he could not locate a definition of Accessory Structures and requested we do so to allow enforcement of the type of structures we prefer. Mr. Weber read an adopted ordinance from Washington Township they adopted that may be something the Township wishes to consider. Mr. Jones advised Mr. Loomis to review and make any recommendation. The Planning Commission will review with our consultants to determine the path to proceed.

**PUBLIC COMMENT**

**Adjournment**

Mr. Halter moved, seconded by Mr. Buckwalter, to adjourn the meeting at 7:33PM. *Motion carried unanimously.*

**Respectfully submitted,**

***Kathie Benson***

**Planning Commission Secretary**