

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, September 12, 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

Paul Weller, Vice Chairman
Dwight Buckwalter*
Thomas Flatley
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
Troy S. Bingaman, Township Manager

Announcements

There were none.

Public Comments

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

Approval of Minutes:

Mr. Flatley moved, seconded by Mr. Halter, to approve the minutes of the Regular meeting held on August 8, 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. Hunsberger reviewed the architectural for the quads, the community center and the garages. He reviewed the stone, stucco and siding materials and colors. The PC responded favorably, and recommended Mr. Hunsberger bring samples along to the Board meeting.

*Mr. Buckwalter arrived at this time.

While the garage buildings may not meet the 25% materials required, it was discussed that the Board has the ability to approve alternate materials. Mr. Hunsberger stated the four-story units have not yet been designed as they will not know what type/size of units will be in demand until they start leasing. It was agreed

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Mr. Hunsberger would come back at a later date for the approval of those architecturals.

MOTION by Mr. Flatley, seconded by Mr. Halter to give a favorable recommendation to the Board of Supervisors to approve the architecturals as submitted.

Mr. Weber referenced a date discrepancy on the Conservation Districts letter. Mr. Reeser stated the Conservation District is aware of the revisions and stated it would be revised again prior to construction.

Mr. Reeser inquired about the status of the Sewer Planning Module. Mr. Bingaman stated he would check on the status tomorrow.

Mr. Hunsberger stated he would provide a copy of the proposed lease for Mr. Boland's review. He asked who would be preparing the deed restriction relative to the age restriction. Mr. Boland stated that Mr. Hunsberger's counsel may have done this already. A discussion ensued on the age restrictions regulations. Mr. Boland referred to the Township's Ordinance and it's correlation to the Federal Housing regulations. It was agreed there could be no more than 20% under the age of 55. Mr. Hunsberger indicated a preference to set a minimum age of 45 or 50. He expressed a desire to have a facility maintenance person and possibly a manager of the complex living onsite.

Mr. Hunsberger stated the property is currently owned by Telvil Corp.; however, he will be selling the same to Arbour Green at Amity, LP which is a partnership between him and Leo Orloski.

Mr. Reeser asked if the Commission would be willing to offer Conditional Final Plan Approval. Mr. Weber stated he would be comfortable with that action.

MOTION by Mr. Halter, seconded by Mr. Flatley, to approve the Arbour Green Final Plan, conditioned upon completion of the items in the LTL review letter dated 09.09.24. Motion carried unanimously.

Mr. Weber asked Mr. Hunsberger to provide improvements cost estimates in order to get the Municipal Improvements Agreement, Financial Security Agreement and Storm Water Agreement prepared for execution.

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

Mr. Halter reported the School Board plans to retain Bowman Engineering to prepare a plan for site access.

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

MOTION by Mr. Flatley, seconded by Mr. Buckwalter to accept a Time Extension for 209 Monocacy Creek Road Land Development to March 31, 2025. Motion carried unanimously.

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

Original Submission-06.24.24; expires 09.22.24

MOTION by Mr. Halter, seconded by Mr. Flatley to accept a Time Extension for 209 Monocacy Creek Road Land Development to December 19, 2024. Motion carried unanimously. Mr. Weber stated a review letter was issued but Ludgate nor the developer have responded to date.

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

Preliminary/Final Plan Conditionally Approved 01.17.24

Mr. Weber stated the HOP and Sewer Planning Module are still outstanding. The NPDES Permit was issued today. It was noted Bowman Engineering was retained to obtain both a temporary and a full HOP for the project.

Sewer Planning Module Component 4A

MOTION by Mr. Flatley, seconded by Mr. Halter to approve and ratify Component 4A of the Sewer Planning Module for 824 Ben Franklin Highway, and authorization for Mr. Jones to execute the same. Motion carried unanimously.

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 stated the General Permit was received for the water and sewer; however, no Final Plan has been received. Mr. Boland stated Jaindl has been working with a potential buyer. In their due diligence they discovered some discrepancies with the sewer ROW through the property. It was noted the line appears to be slightly outside the original easement description, there is a gap in the description and the ROW was originally done as a fee simple title. Mr. Boland stated the Township would need to deed back the condemned area and have the property owner executed a simple easement.

Zoning

OTHER PLANNING COMMISSION ITEMS

CORRESPONDENCE

Conditional approval letters were reviewed for Pagoda Motorcycle Club and Edwards Landscape Subdivision/Land Development.

Ordinance/Resolution(s)

Accessory Structures - Sea Boxes: Mr. Weber provided two samples for ordinance language to address sea boxes and possibly other types of storage units. The Commission generally felt these items should be addressed in residential zoning districts. For commercially zoned properties there was a question as to the limitations and/or being permitted by Conditional Use. The Commission agreed to have Mr. Boland, Mr. Weber and Mr. Bingaman review the matter and report back with recommendations.

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PUBLIC COMMENT

Adjournment

Mr. Flatley moved, seconded by Mr. Halter, to adjourn the meeting at 8:09PM. *Motion carried unanimously.*

Respectfully submitted,

Troy S. Bingaman
Township Manager