

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, November 14, 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
Dwight Buckwalter
Thomas Flatley-via phone
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
Troy S. 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. Halter, to approve the minutes of the Regular meeting held on October 10, 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

Mr. Flatley excused himself from the Planning Commission due to his interest in the plan.

Mr. Chris Falencki acknowledged potential conflicting statements regarding the phasing plan, particularly concerning the clubhouse. He stated that the developer intends to complete the parking lot, install mailboxes, and construct stormwater controls under Phase 1. The clubhouse and amenities are planned for Phase 3. Adjustments and plan details will be made to reflect these changes in the proposed improvement costs.

Mr. Weber emphasized the importance of holding sufficient escrow to ensure all work is completed.

Mr. Falencki requested that the sanitary sewer and water line escrow be excluded from the township's escrow, noting these are funded through TIF. The TIF program will only release funds after the work is completed and meets required standards, which he described as a guarantee. Mr. Falencki confirmed that funds have been allocated for an on-site inspector to ensure the work is completed correctly. Mr. Boland agreed to review this matter further to determine the best course of action.

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Mr. Flatley rejoined the Planning Commission

River Rock Academy Minor Subdivision Plan – 2 Lots – Bover 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. Bingaman reported PennDOT has contacted him in regard to a scoping application they received for this site.

Zemac Acquisitions, LLC-209 Monocacy Creek Rd-Preliminary Plan-Stackhouse Bensinger -Wilkinson

Original Submission 12.8.22; expires 03.6.23

Extension #1 approved 02.15.23; expires 06.22.23

Extension #2 approved 06.21.23; expires 10.18.23

Extension #3; approved 10.19.23; expires 04.20.24

Extension #4 approved 04.17.24; expires 09.18.24

Extension #5 approved 09.18.24; expires 03.31.25

Nothing presented for review at this meeting

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

Original Submission-06.24.24; expires 09.22.24

Extension #1 approved 09.18.24; expires 12.19.24

Nothing presented for review at this meeting.

Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Mr. Falencki discussed the comment from LTL's review letter dated 11.08.24:

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

4. The proposed paving specification on Sheet 14 does not conform with the Amity Township minimum construction standards for a common parking lot listed in Appendix D. The paving specification must be revised to provide a base of 4" of 25mm base course paving (Section 503(b)).

Mr. Falencki stated that his client prefers an alternative design:

- **6" stone base**
- **2.5" base course paving**
- **1." top paving**

Mr. Falencki agreed to consult with his client about complying with the ordinance or formally requesting a waiver. Members expressed concerns about whether the proposed paving would adequately withstand heavy truck traffic, even though the parking lot is on private property. They noted that repairs would be the property owner's responsibility if damage occurs but emphasized a desire to avoid future issues. The Commission is open to discussing a waiver if formally requested.

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

Conditional Preliminary Plan Approved - 3.20.24

A revised plan addressing the conditions was received in the Amity Township office as well as LTL Consultants. Mr. Weber stated they will review and advise through a letter. Mr. Boland reminded the Commission, there is an ongoing issue relative to the Sewer ROW through the property.

Hill 1 & 2 Solar Project -Hill Rd -Westwoods-Preliminary Plan

Mr. Weber informed the board of a sketch plan received with a preliminary plan application. A conference call was held with the applicant and other involved parties, who are based in different parts of the United States. The applicant sought feedback from the Township to determine if the site and project align with the Township's interests. Mr. Halter moved seconded by Mr. Weller to reject the submitted plan for review. *Motion carried unanimously.* The applicant agreed via the conference call to return next month with a revised sketch plan to obtain a conceptual opinion from the Township. If the response is favorable, the applicant will proceed with a formal Preliminary Plan submission.

C.S. Garber-Land Development – 231 Old Philadelphia Pike

Mr. Jamie Ottaviano, Esq stated that the submitted plan was for review of a new site design. Mr. Loomis informed the Commission that the current plan is being revised and corrected by Boyer Engineering, and OTM will no longer be preparing the plans. Mr. Halter, moved seconded by Mr. Buckwalter, to reject the plan at this time based on the fact Boyer Engineering is expected to present a plan. *Motion carried unanimously.* The Commission deemed it unfair to review the current plan, as doing so would waste time and fees on a submission that will soon be revised by another engineering firm.

Zoning

Austin Peterson-112 Indian Run Dr-Garage Setback

Mr. Peterson explained that the required **25-foot setback** interferes with his inground septic system. He requested a variance to allow a **12-foot setback** for constructing his garage. He noted that his neighbors had no objections and had expressed their support. Mr. Jones recommended that Mr. Peterson bring his neighbor to the Zoning Hearing Board meeting to provide direct testimony in support of the variance. Mr. Weller moved second by Mr. Buckwalter to recommend the Zoning Hearing Board grant Mr. Peters request. *Motion carried unanimously.*

OTHER PLANNING COMMISSION ITEMS

2025 Planning Commission Meeting Dates

Mr. Halter moved, seconded by Mr. Buckwalter, to maintain the current schedule of holding Planning Commission meetings on the **second Thursday of each month.** *Motion carried unanimously.* Mr. Bingaman confirmed that there are no conflicting dates in the 2025 calendar.

CORRESPONDENCE

Nothing presented for review at this meeting

Ordinance/Resolution(s)

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Nothing presented for review at this meeting

PUBLIC COMMENT

Nothing presented for review at this meeting

Adjournment

Mr. Weller moved, seconded by Mr. Halter, to adjourn the meeting at 7:45PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary