

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, December 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. 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

Staff

John Weber, LTL Consultants, Engineer
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
Pamela Kisch, Township Secretary

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Weller moved, seconded by Mr. Buckwalter, to approve the minutes of the Regular meeting held on *November 14, 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 stated a meeting was held on Thursday at 8:00am to talk through the options for guaranteeing the off-site improvements and were left with none. Mr. Weber is nearly finished with the cost estimate/escrow. Mr. Flatley stated they hoped to piggyback on THP's bonds, however their intention is to do a LOC for this site. Mr. Boland stated they could still piggyback on THP's LOC. No action was taken.

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
Extension #2 approved 06.19.24; expires 12.18.24

Mr. Weller moved, seconded by Mr. Buckwalter to accept a *Time Extension to 6/18/2025*. *Motion passed unanimously.* Mr. Boland stated the plan seems to be stalled because of the need to have a road coming out the backside of the cemetery. Boyer Engineering agreed, with 24' but PennDOT wants the Township to do improvements on Old Airport Road; and possibly looking at Weavertown and Old Airport Roads as well as Weavertown and Old Swede Roads. It's been discussed they could dedicate Boone Road, which presents its

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own issues. Boyer Engineering has expressed an interest in leaving the improvements to the next developer and adding a note to the plan. Mr. Boland stated he's told the School District he doesn't want to impede the plan in any way but does not want the burden to fall on the Township later.

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

Mr. Weller moved, seconded by Mr. Buckwalter to accept a *Time Extension to 3/9/2025. Motion passed unanimously.*

Edwards Landscape

- Conditional Preliminary/Final Plan approval 06.19.24

Mr. Weber stated the plan requires a Planning Module to be submitted as well as some plan updates. Mr. Flatley asked if a Planning Module has been submitted yet. Mr. Weber stated he has not seen anything to date.

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

- Conditional Preliminary Plan Approved - 3.20.24

Mr. Weber stated he is reviewing the revised Preliminary Plans.

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

Christian Schlesinger, Forefront Power, and Matt Vollbrecht, Westwood Professional Services, presented a Sketch Plan. Site 1 will be 1.75 megawatts and Site 2 will be 3 megawatts. The utility limits one site to 3 megawatts, so they split the sites, but they are both located on the same property. There was discussion regarding the logistics of the panels, site and terms of their lease. Mr. Weber stated the plan will consider the panels impervious. Water comes off the panels and will require an NPDES Permit application. Mr. Schlesinger stated they would like to have comments on the Sketch Plan so they can submit a Preliminary Plan. Fees collected with the previous submission were not returned and can be used to pay pass-through fees. Mr. Weber stated the Use is permitted in the RC Zoning District. If the Planning Commission acknowledges receipt of the Sketch Plan, he could review the plan and make comments and determine what is needed for Zoning no later than the first week of January. The Planning Commission *acknowledged receipt of the Sketch Plan.*

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

Nothing was presented at this meeting for review.

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Zoning

None

OTHER PLANNING COMMISSION ITEMS

None

CORRESPONDENCE

None

Ordinance/Resolution(s)

None

PUBLIC COMMENT

Kim McGrath, Pennsylvania Avenue, stated she is planning to do a *small subdivision in the LIO District*, with the purpose of building a house and has retained John Hoffert. Mrs. McGrath stated she understood she would need to apply for Zoning relief and shared her sketch plan. Mrs. McGrath stated she would like to subdivide the back farm that runs along the railroad. Following discussion about frontage, rights-of-way and driveway access. Mr. Weber stated he would look at the plan after it's put together to ensure all relief is requested on a single Zoning Hearing Board application.

Adjournment

Mr. Weller moved, seconded by Mr. Buckwalter, to adjourn the meeting at 7:51PM. *Motion carried unanimously.*

Respectfully submitted,

Pamela Kisch

Township Secretary