

Amity Township Planning Commission

Thursday April 10, 2025

REGULAR MEETING AGENDA

Call Meeting to Order

ANNOUNCEMENT(s)

PUBLIC COMMENT(s) (agenda items only)

1. Approve Minutes from the regular meeting of March 13, 2025

2. Dana Godfrey-Request to Change ordinance to allow chickens on property

3. 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

Extension #3 approved 12.18.24; expires 06.18.25

Nothing presented for review at this meeting

4. 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

Extension #6 approved 03.13.25; expires 05.31.25

Nothing presented for review at this meeting

5. 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

Extension #2 approved 12.18.24; expires 03.09.25

Extension #3 approved 02.19.25; expires 09.20.25

Nothing presented for review at this meeting.

6. Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Nothing presented for review at this meeting.

7. Leaf Creek Farm-Age Restricted Housing-339 Units-677 Old Swede Rd- Cornerstone

Original Submission 02.13.25 expires 05.13.25

Nothing presented for review at this meeting.

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8. CS Garber & Sons, Inc

In House Review

Nothing presented for review at this meeting.

9. Highland Place Land Development – Final Plan Phase 1

Plan Conditional approval 01.17.24

Are plans ready for our signatures??

10. White Bear Land Dev-2 Lot Subdivision-5&6 Riga Lane-Crossroads Group LLC

Original Submission 03.13.25; expires 06.11.25

Currently waiting Fire Marshall review & John Weber to discuss his review

11. 76 Morlatton-Sketch Plan

Land owner is looking to create 4 additional lots

12. 1514 Weavertown Rd-Concept Plan

Mr. & Mrs. Jacobs would like to discuss with the Planning Commission a plan to build a winery and wedding venue.

13. 447 Old Swede Road - Final Plan conditional approval 11.19.22

LTL has contacted applicant re: plan requirements to record

14. Zoning

a) BNH-938 Ben Franklin Hwy E.-Commercial Property Multiple Uses

Comments to the ZHB

b) Costello-414 Laurelwood Dr-Chickens on Property

Comments to the ZHB

c) FUTURE LAND USE PLAN – MAP

Existing and Draft Land Use map proposed in Joint Comp Plan

15. Other Planning Commission Items:

a)2025 PA DCED PASWS Grant Application-Planning Commission letter of support and approval

Grant is applying for increase in sizing to the Leaf Creek Interceptor Downstream Pipe

b) Donald Boalton-79 Spotts Mill Rd-

Looking for an opinion for what can be done with property

16. Ordinances:

Nothing presented for review at this meeting

17. CORRESPONDENCE

Nothing presented for review at this meeting

PUBLIC COMMENT

ADJOURNMENT

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Plans approved (Not Recorded):

78 Toll Gate - Conditional Approval 08.20.20

295 Monocacy Creek Rd - Conditional Preliminary Plan approval 06.19.24

447 Old Swede Road - Final Plan conditional approval 11.19.22

Amity Logistics – Conditional Preliminary Plan approval 11.15.23

Arbour Green - 170 - Apartments-Final Plan -PLANS WERE RECORDED 04.04.25

DARNOC Group - Final Conditional approval 08.18.21: Reaffirmation 4.20.22 (90 days good thru 7.18.22)

Agreements?? New reaffirmation needed to continue.??

Edwards Landscape – Conditional Preliminary/Final Plan approval 06.19.24-continuing to meet conditions

Highland Place Phase 1 Final Plan – Conditional Phase 1 Final Plan approval 01.17.24-Amendment

Precision Technology Inc - In-House Review Approved – NPDES Approved 03.11.25

SUBMISSION DEADLINES FOR NEXT MEETING:

REVISED PLANS – Thursday, 04.24.25

NEW SUBMISSIONS – Thursday, 05.01.25

Meeting Schedule:

Thursday, April 10, 2025

Tuesday, April 15, 2025

Wednesday, April 16, 2025

Monday, April 28, 2025

Thursday May 8, 2024

Tuesday, May 20, 2025

Wednesday, May 21, 2025

7:00PM Planning Commission Meeting - Amity Township Office

7:00PM Parks & Recreation Meeting - Amity Township Office

7:00PM Board of Supervisors Meeting - Amity Township Office

7:00PM Zoning Hearing Meeting - Amity Twp Ofc-(BNH/Halters)

7:00PM Planning Commission Meeting – Amity Township Office

7:00PM Parks & Recreation Meeting – Amity Township Office

7:00PM Board of Supervisors Meeting - Amity Township Office