

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, January 9, 2025

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
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Brian F. Boland, Esq., Kozloff Stoudt, Solicitor
Troy Bingaman, Township Manager
Kathie Benson, Planning Commission Secretary

Mr. Jones turned the meeting over to Mr. Boland. Mr. Boland opened the floor for nominations:

Mr. Weller moved, seconded by Mr. Buckwalter to open the floor to nominate a Chairman of the Planning Commission. *Motion carried unanimously.* Mr. Weller moved, seconded by Mr. Halter to nominate Mr. Jones as Chairman. *Motion carried unanimously.* Mr. Flatley moved, seconded by Mr. Halter to close the nominations and appoint ***Mr. Jones as Chairman of the Planning Commission.*** *Motion carried unanimously by roll call vote.*

Mr. Buckwalter moved, seconded by Mr. Flatley to open the floor to nominate a Vice Chairman of the Planning Commission. *Motion carried unanimously.* Mr. Halter moved, seconded by Mr. Buckwalter to nominate Mr. Weller, Vice Chairman. *Motion carried unanimously.* Mr. Flatley moved, seconded by Mr. Halter to close the nominations and appoint ***Mr. Weller as Vice Chairman of the Planning Commission.*** *Motion carried unanimously by roll call vote.*

Mr. Boland turned the meeting over to Mr. Jones.

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 ***December 12, 2024***, as presented. *Motion carried unanimously.*

River Rock Academy Minor Subdivision Plan – 2 Lots – Boyer Engineering

Original Submission 9.14.23; expires 12.13.23

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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

Mr. Weller inquired whether the Daniel Boone School District had made progress in resolving the driveway/road access issue. After a discussion, it was determined that Township Staff—comprising Mr. Bingaman, Mr. Boland, and Mr. Weber—will draft a formal letter to the school district. The letter will outline the Township’s position regarding the building and its access requirements.

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

Extension #2 approved 12.18.24; expires 03.09.25

Nothing presented for review at this meeting.

Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Mr. Weber reported that the submission of a Planning Module is still pending. Additionally, SAFE is currently reviewing the updated Traffic Planning information that has been provided.

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

Conditional Preliminary Plan Approved - 3.20.24

Mr. Boyer reported that a meeting has been scheduled for Tuesday, January 14th, between himself and Mr. Weber. The purpose of the meeting is to review and discuss the details of Mr. Boyer’s letter dated December 18, 2024, and to clarify some of the issues raised within the correspondence.

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

Mr. Weber reported he provided a review of the Sketch Plan as agreed. The project is expected to move along to Preliminary Plan submission.

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

Mr. Boyer requested that the plan be accepted as an **In-House Review**. Following this request, Mr. Weller moved, seconded by Mr. Flatley to approve the plan for In-House Review. *Motion carried unanimously.*

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Mr. Weber has agreed to meet with Mr. Boyer to discuss the plan in more detail, specifically to distinguish between existing and proposed elements and to determine the appropriate next steps for advancing the plan.

Zoning

None

OTHER PLANNING COMMISSION ITEMS

None

CORRESPONDENCE

None

Ordinance/Resolution(s)

None

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Weller moved, seconded by Mr. Flatley, to *adjourn* the meeting at 7:39PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary