

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 13, 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
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Julia Adams, Esq., Kozloff Stoudt, Solicitor
Troy Bingaman, Township Manager
Kathie Benson, Planning Commission 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 *January 9, 2025*, as presented. *Motion carried unanimously.*

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 at this meeting for review.

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

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Extension #1 approved 09.18.24; expires 12.19.24

Extension #2 approved 12.18.24; expires 03.09.25

Mr. Halter moved, seconded by Mr. Buckwalter, to approve **Time Extension request #3** to expire on September 20, 2025, as presented. *Motion carried unanimously.* Mr. Weller moved, seconded by Mr. Buckwalter, to authorize Chairman Terry Jones to sign the Sewage Facilities Planning Module Component 4A, the planning commission portion of the full module to be sent to DEP for review and approval. *Motion carried unanimously*

Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Mr. Halter moved, seconded by Mr. Buckwalter, to authorize Chairman Terry Jones to sign the Sewage Facilities Planning Module Component 4A, the planning commission portion of the full module to be sent to DEP for review and approval. *Motion carried unanimously*

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

Conditional Preliminary Plan Approved - 03.20.24

Final Plan

Mr. Mark Koch, Esq., and Mr. Kevin Fruck, PE, presented the Final Plan for review. Mr. Weber expressed reservations about accepting the plan as presented. Specifically, he was concerned that the Final plan was now being presented as a full plan rather than in phases, as the Preliminary Plan had been conditionally approved on March 20, 2024. Mr. Weber stated that he would like to discuss this matter with Mr. Boland before accepting the plan.

A discussion ensued regarding whether the preliminary plan needed to be revised to reflect the removal of phasing before the no-phasing Final Plan could be accepted. Mr. Koch agreed to attend the Board of Supervisors meeting on February 19, 2025, to discuss this matter further. Mr. Fruck presented a new cover page for the plan sets showing the submission as a Final Plan.

Mr. Weller made a motion, seconded by Mr. Halter, to accept the Final Plan for review, contingent upon Brian Boland's approval at the Board of Supervisors meeting on February 19, 2025. *Motion carried unanimously*

The Planning Commission reviewed the architectural designs submitted with the Final Plan. Key concerns raised included, only four designs were presented, while the ordinance requires six, the types of materials to be used were not specified. It was unclear whether the designs met the ordinance requirement that at least 25% of the facade must be composed of brick, stone, cement, or fiberboard type of materials.

The Planning Commission determined that the architectural plans would be reviewed again at the next meeting. Further clarification and additional submissions from the applicant may be required to ensure compliance with the ordinance.

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

Nothing presented at this meeting for review.

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Highland Place land development – Final Plan Phase 1

Conditional Final Approval 01.17.24

Mr. Bingaman reported they are continuing to move forward with the Securities and Improvements Agreements for recording and further approval of the TIF.

Zoning

None

OTHER PLANNING COMMISSION ITEMS

Mr. Bingaman polled the commission to see their availability for a tour of the Wastewater Treatment Plant as requested. Mr. Jones, Mr. Weller, & Mr. Halter stated they would be interested in Tuesday morning hoping Mr. Flatley could make the tour.

CORRESPONDENCE

None

Ordinance/Resolution(s)

None

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Buckwalter, to *adjourn* the meeting at 7:38PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary