

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, May 8, 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

Dwight Buckwalter

Thomas Flatley

Nathaniel Halter

Paul Weller

Staff

John Weber, LTL Consultants, Engineer

Brian Boland, Esq., Kozloff Stoudt, Solicitor

Troy Bingaman, Township Manager

Kathie Benson, Planning Commission Secretary

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Halter moved, seconded by Weller, to approve the minutes of the Regular meeting held on *April 10, 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

Extension #6 approved 03.13.23; expires 05.31.25

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Mr. Jones made the motion and seconded by Mr. Halter to reject the plan based on LTL Consultants letter dated February 3, 2023, citing no activity or response to the letter from the Developer or Engineer since the letter was issued. *Motion carried unanimously.*

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 09.20.25

Mr. Bingaman reported a sealed Sewer Planning Module has been picked up by Ludgate Engineering for submission to DEP.

Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Nothing presented at this meeting for review

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

Conditional Preliminary Plan Approved - 03.20.24

Original Submission 02.13.25; expires 05.13.25(Final Plan)

Mr. Kruck reported that the Variable Width Sanitary Sewer Easement has been reviewed and agreed upon, and it is expected to be submitted to Entech Engineering tomorrow for final review.

Attorney Mark Koch discussed the architectural design of the clubhouse, confirming that it complies with Amity Township Ordinances. The proposed single-family dwelling elevations exceed the ordinance requirements, with stone façade design on the front elevation surpassing minimum standards. The side elevations include an average of 25% coverage using cedar shingles, board, or stone as per the current submission.

Mr. Boland requested submission of the **HOA** documentation and the **Declaration of Covenants & Restrictions** as soon as possible to review to finalize the agreements. Mr. Fruck noted that the necessary documentation is currently in the Coatesville office and will be submitted within a week.

Discussion ensued regarding the potential inclusion of patios for single-family homes. Ms. Nicole Galio clarified that the site plans reflect the largest possible home models; however, if buyers select smaller models, additional space could be available for patios. Mr. Weber expressed concern that this may affect the pervious coverage limits and result in insufficient approved area if all homes include patios.

In response, Mr. Kruck stated that some models will feature decks that do not affect impervious coverage, and in areas with steep slopes, patios will not be feasible. It was agreed that a **note will be added to the plan** stating that pervious coverage calculations will be provided with each building permit application, and the Zoning Office will maintain a tally to ensure compliance with permit limitations.

Mr. Weller moved, seconded by Mr. Jones, to grant **final conditional approval** of the **73-page plan** last revised **January 9, 2025**, and received **April 24, 2025**, subject to the following conditions:

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- Submission of the **Declaration of Covenants & Restrictions** and inclusion of notes on the plan required to conform with the **Uniform Planned Community Act**;
- Satisfactory completion of the **Sewer Right-of-Way**, to the satisfaction of the solicitor, and execution of a deed conveying the original sewer land back to the developer;
- All items in the **LTL review letter dated May 5, 2025**, must be satisfied;
- A note shall be added to the plan referencing **Section 403(b)(7)**, with a table indicating the amount of pervious coverage and accountability measures;
- **Board of Supervisors' final approval** of the **Architectural 3-Page Plan**, last revised **March 24, 2025**, and submitted **April 25, 2025**, to be recorded with the development plan.

Motion carried unanimously.

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

Nothing presented at this meeting for review.

Mr. Flatley excused himself from the Planning Commission table and became an audience participant at 7:45PM

Highland Place Land Development – Final Plan Phase 1
Conditional Final Approval 01.17.24

Additionally, Mr. Boland noted he had a productive meeting with THP concerning the Municipal Improvements and HOA Agreement and believes that positive progress has been made.

Mr. Bingaman also shared that he was contacted by the owner of 1704 Weavertown Road, who is considering selling their home due to plans to move out of the area. They are aware that their property may be impacted by future intersection improvements in front of their residence. The homeowner has inquired about how this potential impact should be disclosed to prospective buyers.

This matter has been referred to Mr. Boland, Mr. Weber, TH Properties, and American Land Development for their respective input. Mr. Boland suggested organizing a field meeting with the Township and engineering representatives to assess the potential impact on the property.

Mr. Flatley returned to the Planning Commission table at 7:55PM

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

Original Submission 03.13.25; expires 06.11.25

Mr. Weber reported that Mr. Ed Simser, Amity Township Fire Marshal, has reviewed and approved the plan.

Alex Hughes of Crossroads Group, LLC, discussed LTL Consultants review letter dated April 4, 2025.

Mr. Hughes also presented a waiver request letter dated May 8, 2025; however, he is not requesting any action at this time. He noted that the letter will need to be revised before he asks the commission to act on the waivers.

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Mr. Hughes requested a discussion of specific items noted in the LTL letter.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

9. Information regarding the existing and proposed sewage flows for the property must be provided to determine if additional EDU's and sewage facilities planning are required. Section 402(e)(8)). *Mr. Hughes stated the plan is for a building expansion for storage and increased parking and possible additional 15 to 20 employees. Mr. Weber advised this need to be reviewed by Entech Engineering to be sure there are adequate EDU's, and an option to meter the building due to onsite water can get an accurate flow from the site.*

10. Schematic exterior architectural drawings of the proposed building additions should be submitted to the Township for review (Section 402(e)(9)). *Mr. Hughes stated they are in preparation for submission to the Township.*

16. In accordance with Section 510(c), where required by the Planning Commission, parking areas shall include a pedestrian circulation system to enhance safety and minimize conflicts between pedestrians and vehicles. *The Planning Commission agreed the design as shown is sufficient. A waiver will be requested.*

17. In accordance with Section 510(i)(2), the edge of parking areas shall not be located closer than 15 feet to a building. The plan proposes several parking space that are less than 15 feet from a building. *A waiver will be requested.*

19. The Applicant must provide documentation that the existing well on the property is adequate to supply water for both domestic needs and fire suppression(Section 515(d)). *Mr. Hughes reported there are two wells on the property and at this time they are looking to see which is more cost effective, whether to use fire walls or a sprinkler system. The applicant stated if it is cost effective they prefer sprinklers as opposed to building extra walls and losing storage space.*

20. In accordance with Section 517(d)(2)(ii), the ends of the parking rows with 10 or more spaces shall be divided from driving lanes by planting islands. The plan proposes six parking rows with 10 or more spaces which do not have parking islands. *Waivers will be requested for the planting islands, with planting the trees elsewhere on the site.*

23. In accordance with Section 517(g), a low-intensity property line buffer screen shall be provided. The Township and Applicant should discuss required property line buffer screens. It is noted that the area adjacent to side and rear property lines are currently wooded. The number of each planting type should be listed in the planting schedule on Sheet 13. *A waiver will be requested.*

28. The project will require a lighting plan which conforms with the requirements of Section 520 for the proposed access drive and parking lots. *Mr. Hughes stated plan will be developed.*

Mr. Hughes stated they will submit revised plans and a revised waiver request letter.

76 Morlatton-Sketch Plan-Mack Engineering

Mr. Weber stated the lots as designed are too small to have individual stormwater designs. The proposed sized lots are not meant to have individual storm water facilities.

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1514 Weavertown Rd-Sketch Plan

Mr. and Mrs. Jacobs discussed their Sketch Plan, which was presented for review. Mr. Weber suggested they resubmit the plan once they have selected an engineer to design it and can present a more formal version. He noted that, in order to properly review a Sketch Plan, more detailed information is needed to provide meaningful comments. Mr. and Mrs. Jacobs stated that they are currently in the process of selecting an engineer and will submit a more detailed Sketch Plan once one has been chosen.

447 Old Swede Rd-In House

Nothing presented at this meeting for review

Zoning

Vincenzo's Ristorante Italiano & Pizzeria

Mr. Boland reviewed that Vincenzo's Ristorante Italiano & Pizzeria has applied for an amendment to their current liquor license to allow outdoor seating and outdoor entertainment. The Board of Supervisors has scheduled a hearing for Wednesday, May 21, 2025, at 6:00 PM.

Mr. Flatley moved, seconded by Mr. Weller, to recommend that the Board of Supervisors support the request.
Motion carried unanimously.

OTHER PLANNING COMMISSION ITEMS

The Nicholson Avenue project was discussed. Residents expressed concern that above-ground cables are being installed in some areas, while other sections of the neighborhood have underground utilities. They stated they are very unhappy with the work and the placement of above-ground poles on their street, especially since existing utility poles are currently located behind their homes. The residents feel that the new installations are detracting from the appearance of the neighborhood and potentially lowering their property values.

They also reported that they have contacted both the Pennsylvania Public Utility Commission (PUC) and Windstream but have not received any responses.

Mr. Boland stated that the Township has been actively involved in addressing the issue with the utility companies for the past three years, but acknowledged that obtaining results has been challenging. Mr. Halter agreed to visit the neighborhood to observe the specific concerns firsthand.

Mr. Boland further explained that as long as the work is being performed within the designated utility right-of-way, the Township has no regulatory authority over it, aside from granting permits when required.

Ordinance/Resolution(s)

None

CORRESPONDENCE

None

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PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Flatley, to adjourn the meeting at 9:08PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary