

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, June 12, 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. Weller, Vice Chairman, with the pledge to the flag. The following people were in attendance:

Commission

Paul Weller., Vice Chairman
Thomas Flatley
Nathaniel Halter

Staff

John Weber, LTL Consultants, Engineer
Brian Boland, Esq., Kozloff Stoudt, Solicitor
Marie Pantalone, SAFE Highway Engineering, LLC
Troy Bingaman, Township Manager
Steve Loomis, Amity Township Zoning Officer
Kathie Benson, Planning Commission Secretary

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Halter moved, seconded by Mr. Weller, to approve the minutes of the Regular meeting held on **May 8, 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

Mr. Halter moved, seconded by Mr. Flatley, to accept a time extension through **12/18/25**. Motion carried unanimously.

Mr. Brian Subers, Esq and Mr. Thomas Voelker, Superintendent, requested guidance from the Planning Commission on how they should proceed with the plan. Mr.Subers reported that he located a deed from St. Paul's Cemetery stating that the driveway shall always remain open to the public. He also shared they are attempting a private sale of the old school and there are currently two interested parties, both of whom intend to continue using it as a school. Mr. Boland will review the deed language.

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Mr. Flatley and Mr. Halter explained that the subdivision request by the school has prompted a discussion regarding the access (ingress and egress) for both parcels. While the current traffic setup is adequate for the property as used today, subdivision has necessitated a reevaluation of traffic flow.

Mr. Weller suggested that traffic patterns be returned to their prior configuration, used before the Rosecliff school was constructed, when only one school operated on the property. After reviewing and discussing traffic considerations, the Planning Commission recommended that the Daniel Boone School District pursue the necessary easements to support the proposed traffic pattern changes. The actual purchase of which could be deferred to a buyer.

Mr. Boland stated that his office will explore the option of adding an attachment or note to the property titles, and a note should be added to the plan, indicating that if the use of either building changes in the future, the associated traffic patterns must be revisited.

Edwards Landscape

Conditional Preliminary/Final Plan approval 06.19.24

Marie Pantalone reviewed the qualifications for the Traffic Impact Fee. She explained that trip generation studies are always conducted during peak hours to determine the maximum traffic volume an intersection may experience. This method ensures that the analysis reflects the greatest potential stress on the road network, assessing whether the infrastructure can accommodate it.

Mr. Povilaitis asked whether the calculation considers that school buses have operated in the Township for many years, implying they may not be contributing additional stress. Ms. Pantalone acknowledged the point in theory but clarified that the bus depot's location has changed, which has resulted in different roadways now being used, thereby impacting on the analysis.

Following discussion, Mr. Flatley moved, seconded by Mr. Halter, to recommend that the Board of Supervisors approve 39 trips as the basis for the Traffic Impact Fee. The motion carried by a vote of 2 in favor.

Mr. Weller abstained, stating he wished to withhold forming an opinion until the Board of Supervisors meeting on Wednesday, June 18th.

Vote: 2-0-1 (Flatley and Halter in favor, Weller abstaining).

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

Mr. Loomis inquired whether there was any new information or updates regarding the plan. Mr. Weber responded that nothing new has been submitted for review in some time. Mr. Boland advised that if the site is currently in violation, Mr. Loomis should proceed with issuing a Notice of Violation.

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

Original Submission 03.13.25; expires 06.11.25

Mr. Halter moved seconded Mr. Flatley to accept a time extension to 12.18.25. *Motion carried unanimously.*

Mr. Weber reported that Mr. Hughes has been in contact and is currently reviewing the correspondence provided to him. Mr. Hughes plans to prepare revised plans for presentation at a future meeting.

Mr. Weber also reviewed Entech's EDU assessment, noting that 20 EDUs will be required based on the information submitted to date.

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76 Morlatton-Sketch Plan-Mack Engineering

Mr. Flatley reported the developer is looking into subdividing the lot into 3 additional lots as opposed to 4 to aid with the Stormwater and NPDES permitting process.

1514 Weavertown Rd-Sketch Plan

Nothing presented at this meeting for discussion.

447 Old Swede Rd-In House

Nothing presented at this meeting for review

Zoning

Rebecca Whorley – 12 Old Philadelphia Pike – Shed Setback

Ms. Whorley presented photos showing the location of a shed placed at the front of her property. She explained that the back yard is consistently swampy and unsuitable for the shed’s placement. Additionally, she noted that flooding occurs when the Schuylkill River rises, further impacting the rear portion of her property.

Mr. Loomis advised that the Zoning Hearing application can be amended to reflect the need for two variances: one for placement in the front yard, and another for encroachment on the setback line.

Following discussion, Mr. Flatley moved, seconded by Mr. Weller, **to** recommend that the Zoning Hearing Board support the variance request. *Motion carried unanimously.*

OTHER PLANNING COMMISSION ITEMS

Mr. Keifrider informed the Planning Commission of a potential issue involving the Leaf Creek developer, noting that dirt has been brought to the site over an extended period. Due to the recent closure of Route 662, the construction traffic is now utilizing Fancy Hill Road as an alternative route.

Mr. Keifrider expressed concern that Fancy Hill Road, which was resurfaced by the Township last year, has been severely damaged in a single day due to the heavy truck traffic and frequent loads on the roadway.

Mr. Boland advised that the Township should formally notify the developer of the situation.

Ordinance/Resolution(s)

None

CORRESPONDENCE

None

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Flatley, to adjourn the meeting at 8:31PM. *Motion carried unanimously.*

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Respectfully submitted,

Kathie Benson
Planning Commission Secretary