

Posted on Tue, Jan 20, 2009

Amity commission hears plans for Funacacy Hill

By Denise Larive, News Writer

The Amity Township Planning Commission heard updates on plans for the Blacksmith Subdivision at Route 662 and Funacacy Hill during a Jan. 14 meeting. A revised preliminary plan for the Blacksmith Subdivision at Route 662 was submitted for Ralph Yocom, JLR Partnership, Collegeville.

Engineer Brian Boyer, president of Boyer Engineering, LLC, Douglassville, said the previous plan of 13 units (including two existing single family homes) has been increased to 18 semi-detached units plus the two current stone homes on the site.

Boyer said JLR Partnership has taken the nearly 1.5 acres of Amity Produce, Route 662, under agreement of sale. That land purchase would increase JLR's total available acreage from 3 to 4.5 acres.

The plan includes a connector road with the Amity Primary Center and a future intersection onto Route 662 across from Blacksmith Road. The new access road to the Blacksmith subdivision would also eliminate some driveway accesses that exist now on Route 662.

In addition, Fred Wookey, Pottstown, provided additional details on his plans for the 25,000 square foot Funacacy Hill Family Educational Center, Limekiln Road. Wookey submitted a sketch plan last month to the township engineer and solicitor for an informal review.

Wookey said the core of Funacacy Hill would be a restaurant business.

The entire site would be similar to John's Incredible Pizza Company in California that offers an all-you-can-eat buffet style restaurant with different food bars, themed kid-friendly dining rooms, an indoor kids "Fun World" with attractions such as "Build a Bear," a store to redeem tickets and party rooms.

"Outdoor miniature golf is a future possibility but could be deleted [not included on the preliminary plans]," said Wookey. "Miniature golf is not exactly financially viable and there may be other outdoor entertainment more financially viable."

Funacacy would be located on a 12-acre lot adjacent to Monocacy Hill.

In other business:

- The planning commission will continue discussing with other township boards on Jan. 28 the development of the Amity Western Industrial Park on 260 acres along Limekiln Road, north of Amity Park Road.

Lyon said one of the first discussion items would be with the township's Act 209 Traffic Committee on accessing the site and future road improvements. The board would need to determine whether necessary road improvements would be made by developers during land development in the park or by the township from traffic impact fees.

The Amity Township Planning Commission approved 4-0 to re-appoint Joseph Hayik as chairman for 2009-2010. Commission member Neil Fisher was unanimously approved as vice chairman. Fisher was absent from the meeting.

- Hayik said the commission (and the township's paid staff) has consistently provided developers and engineers with the information they need to move their projects forward in the time permitted for a final approval.

Township Manager Charles E. Lyon said the commission's efforts to streamline the approval process have recently been recognized by the Economic Development Advisory Council.

[CONTACT US](#) • [OUR PUBLICATIONS](#) • [PRIVACY POLICY](#)

© 2009 Journal Register Company. All Rights Reserved.