

Future growth proposed for Yellow House area

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The Amity Township Planning Commission unanimously approved April 13 to recommend to the Board of Supervisors that it designate three land parcels in the Yellow House area as future growth areas. That would allow the township to accept and review commercial land development plans for those properties.

The change is prompted by the county's request for municipalities and boroughs to update their Joint Comprehensive Plans and the county's Vision 2020.

Township Manager Charles E. Lyon said the current Vision 2020 doesn't reflect the township's JCP of village commercial at Yellow House.

Township Engineer John Weber said commercial land development plans would be rejected if that area doesn't comply with the Vision 2020, and the township should be designated for future growth to take advantage of future commercial developments.

Amity Township's JCP with the Borough of St. Lawrence and Exeter Township designated the Yellow House area as a possible future Village Commercial area but the zoning hasn't been changed.

The three land parcels are zoned low density residential and are located east of Route 662. They are the Body/Weiss property of 9.98 acres with no residence, the Scarito property of 51.97 acres with a residence, and the Galada property of 6.33 acres with a residence.

Commission members said there was a recent rumor of a possible convenience store use at the corner of Routes 662 and 73 on the Amity Township side but land development plans were never presented to the township.

Route 73 divides Amity and Oley townships.

Weber said the township would need to install public sewer at Yellow House for future development.

Some board members said April 6 that would be an expensive project.

The commission responded April 13 that the township would like to take advantage of any proposals for future commercial growth and to make the designation before the property owners sell their development rights.

The township rezoned more than 100 properties along Route 422 from low density residential to highway commercial in August 2008 in order to attract commercial enterprises and to allow for offices, continuing care retirement communities, independent living units, assisted living units, nursing or

continuing care retirement communities, independent living units, assisted living units, nursing or skilled units, as well as professional office and research parks.

“One goal for rezoning is to bring in age qualified housing and we hope to get the tax structure changed,” said Supervisor Robert R. Yanos in August 2008.

It also rezoned last December 400 acres of land on north Limekiln Road from LDR to a planned business office and industrial district that would permit land development plans for parcels of 40 acres and more.

Yanos said the township has received inquiries into Amity Western Industrial Park “but nothing serious yet.”

“It could take 20 to 30 years, but it would be a huge financial impact to the Daniel Boone School District,” said Yanos. “we’re not getting any kids out of it and the school district would make out tremendously.”