

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, July 10, 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, Chairman, with the pledge to the flag. The following people were in attendance:

Commission

Terry Jones, Chairman
Paul Weller, Vice Chairman
Dwight Buckwalter
Thomas Flatley
Nathaniel Halter

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. Weller moved, seconded by Mr. Halter, to approve the minutes of the Regular meeting held on *June 12, 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. Boland inquired whether the Township had received any communication from the Daniel Boone School District regarding the recently discovered easement and associated driveway issue.

Mr. Bingaman reported that no communication has been received to date.

Mr. Boland stated he will reach out to the School District to acknowledge the easement request an update on the matter to determine its current status.

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

Mr. Weber reported they have applied for a NPDES Permit for the over an acre of earth disturbance.

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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 White Bear Land Development has submitted a 14-day water usage report and associated calculations. He stated that he forwarded the report to Mr. Miller of Entech Engineering for review and to obtain his professional opinion.

Mr. Boland noted that while the 14-day report is a helpful starting point for discussion, the Township has historically required meter readings over the course of at least one year to accurately assess overall water usage.

Mr. Jones recommended that when the Township conducts the meter readings, it should also inspect the piping system to ensure it is properly configured and functioning as expected. This would help confirm that all water usage is being accurately captured.

76 Morlatton-Sketch Plan-Mack Engineering

Nothing presented at this meeting for review.

1514 Weavertown Rd-Sketch Plan

Mrs. Benson reported she has received a call about submission information and we may have something to review at the next Planning Commission Meeting.

Ordinance/Resolution(s)

Mr. Bingaman prepared a list of waivers granted over the past five years for Planning Commission review to determine if any ordinance revisions are warranted. The following ordinances were discussed:

1. Lighting Requirements

The Commission determined current requirements are sufficient. Waivers continue to be evaluated on a case-by-case basis, based on site-specific needs.

2. Plan Scale

No revisions are needed. Current standards are deemed appropriate.

3. Architectural Drawings

Requirements are sufficient as written; no revisions are needed.

4. Internal Collector Streets

Existing standards are adequate. Waivers granted in the past were specific to private communities and are considered on a case-by-case basis.

5. Traffic Impact Fees(ACT 209)

Mr. Boland and Mr. Weber explained that changes to this fee require an Act 209 Study and formal ordinance revisions. Mr. Boland recommended the Planning Commission invite Marie Pantalone of SAFE Engineering to a workshop session, with the Board of Supervisors also invited, to review the process and determine if revisions should be pursued.

6. Curbs & Sidewalks on Both Sides of Streets

Waivers have typically been granted in areas without buildings fronting the streets, where curbs and sidewalks were deemed unnecessary. These are reviewed on a case-by-case basis.

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Mr. Jones inquired about the 8” height requirement. Mr. Weber confirmed this is consistent with PennDOT standards.

7. **Parking Within 15 Feet of a Building(510(i)(2))**

The Planning Commission recommends this requirement be **eliminated** from the ordinance. Current curb stop requirements already provide protection, and many businesses use concrete bollards for additional safety.

8. **Curbed Planting Strips**

No changes recommended. This is reviewed case-by-case, based on site conditions.

9. **Street Trees Along Major Highways/Roadways(517(e)(3)(iii))**

The Commission reviewed existing regulations and confirmed that trees are required to be planted beyond the Ultimate Right-of-Way. The Planning Commission felt the six foot be increased to 10 foot.

10. **Electronic Signage**

Mr. Weller reviewed the intent of the current restrictions, particularly the prohibition of flashing colors to avoid conflict with traffic signals. Mr. Weber, Mr. Boland, and Mr. Bingaman agreed to review the ordinance further to explore possible updates and improved flexibility to allow modern signs to function as designed.

11. **Chickens on Small Lots**

The Planning Commission agreed that the current ordinance language is appropriate and recommended no changes.

Zoning

Part 6: Cluster Development Regulations

Mr. Flatley presented a concept plan for a parcel exceeding 100 acres located within the **Rural Conservation Zoning District**. Under current zoning regulations, lots in this district must be a minimum of 80,000 square feet. However, with the recent extension of public water and sewer services into portions of the Rural Conservation District, the Planning Commission may wish to consider revising the zoning to allow **Cluster Development**.

To illustrate the potential benefits, Mr. Flatley shared a Cluster Development concept plan for the same parcel. This design would permit smaller lot sizes while dedicating a minimum of 60% of the tract to permanent open space-a feature not on the current regulations concept plan.

Mr. Boland advised that implementing such a zoning change would require a formal process, including:

- A planning study
- A public hearing

Following discussion, the Planning Commission agreed that the concept should be presented to the **Board of Supervisors** at their meeting on **Wednesday, July 16**, to gauge interest in moving forward. If the Board expresses interest, a **joint workshop session** was recommended to allow further review and discussion.

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Mr. Flatley, on behalf of **American Land Development**, offered that the developer would **assume the costs associated with the required study and process**, to relieve taxpayers of any financial burden. Mr. Boland confirmed that, should the Board wish to proceed, a **formal agreement** could be drafted between the developer and the Board of Supervisors to outline the terms and responsibilities.

The Planning Commission agreed to suggest a presentation to the Board of Supervisors and hold a Workshop session to review:

Parking within 15Ft of Commercial Buildings

Electronic Signs, Regulation Amendments

Traffic Impact Fee

Cluster Development Regulations addition of the Rural Conservations Zoning District.

CORRESPONDENCE

None

OTHER PLANNING COMMISSION ITEMS

Nothing for review at this meeting.

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Buckwalter, to adjourn the meeting at 8:36PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie Benson

Planning Commission Secretary