

Amity Township Planning Commission
Thursday September 11, 2025

REGULAR MEETING AGENDA

Call Meeting to Order

ANNOUNCEMENT(s)

PUBLIC COMMENT(s) (agenda items only)

1. Approval of MINUTES from the regular meeting of July 10, 2025 (August meeting cancelled)

2. 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

Extension #4 approved 06.18.25; expires 12.18.25

General Discussion

3. 824 E. Ben Franklin Hwy – Fister

Proposed Landscape Plan Changes

4. CS Garber & Sons, Inc

In House Review

Nothing presented for review at this meeting

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

Original Submission 03.13.25; expires 06.12.25

Extension #1 approved 06.18.25; expires 12.18.25

Waiver Requests & Possible Plan Approval

6. 76 Morlatton-Sketch Plan

Nothing presented for review at this meeting

7. 1514 Weavertown Rd-Sketch Plan

ZHB Application received 08.22.25 – *Paving Relief / Public Water & Sewer*

CONDITIONAL USE Application received 09.02.25 – *Wedding Venue Use*

8. 295 Monocacy Creek Rd – Final Plan-McCarthy Eng

Review and discuss LTL letter / possible final plan approval

9. Reber Minor Subdivision – 332 Amity Park Road

Accept plan for review

10. 926 E. Ben Franklin Hwy- Auto Detailing Concept Plan

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11. Zoning

Arbour Green – Dimensional Variance for Density

Previous Decision & Orders:

- a. Costello (chickens)
- b. Whorley (shed location/set-back)

Joint Comprehensive

Update from Committee members

12. Other Planning Commission Items:

PennDOT HOP permit approval – Leaf Creek (FYI)
New England Hydropower Company, LLC (Near Phoenixville & Mont Clare)

13. Ordinances:

From joint meeting Wednesday September 3, 2025

SALDO – Parking within 15 Feet of Commercial Buildings Elimination
Street Trees along Major Roadways – *Public Hearing advertised for October 1st at 6:00pm*

Cluster Development Regulations & Electronic Sign Regulations

14. CORRESPONDENCE

Nothing presented for review at this meeting

PUBLIC COMMENT

ADJOURNMENT

Plans approved (Not Recorded):

78 Toll Gate - Conditional Approval 08.20.20-Will require reapproval and zoning review prior to any recording

295 Monocacy Creek Rd - Conditional Preliminary Plan approval 06.19.24

447 Old Swede Road - Final Plan conditional approval 11.19.22

Amity Logistics – Conditional Preliminary Plan approval 11.15.23

DARNOC Group - Final Conditional approval 08.18.21: Reaffirmation 4.20.22 (90 days good thru 7.18.22)

Agreements?? New reaffirmation needed to continue??

Leaf Creek Farm Land Development-Final Plan conditional plan approved 5.21.25

Precision Technology Inc - In-House Review Approved – NPDES Approved 03.11.25

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SUBMISSION DEADLINES FOR NEXT MEETING:

REVISED PLANS – Thursday, 08.28.25

NEW SUBMISSIONS – Thursday, 09.04.25

Meeting Schedule:

Tuesday, September 16, 2025

Wednesday, September 17, 2025

Monday, September 22, 2025

Wednesday, October 1, 2025

Thursday, October 9, 2025

Wednesday, October 15, 2025

Tuesday, October 21, 2025

7:00PM Parks & Recreation Meeting – Amity Township Office

7:00PM Board of Supervisors Meeting - Amity Township Office

*7:00PM Zoning Hearing Meeting - Amity Twp Ofc-(Arbour Green /
Wedding Venue – 1514 Weavertown Rd.)*

6:00PM Public Hearing – SALDO Amendments / 7PM 2026 Budget

7:00PM Planning Commission Meeting - Amity Township Office

7:00PM Board of Supervisors Meeting - Amity Township Office

7:00PM Parks & Recreation Meeting - Amity Township Office