

Amity Township Planning Commission

Thursday October 9, 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 September 11, 2025

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

Nothing presented for review at this meeting

3. CS Garber & Sons, Inc

In House Review

Nothing presented for review at this meeting

4. 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

Nothing presented for review at this meeting

5. 295 Monocacy Creek Rd-Ludgate Eng-3 Lot Subdivision-Final Plan-

Original Submission-06.24.24; expires 09.22.24

Extension #1 approved 09.18.24; expires 12.19.24

Extension #2 approved 12.18.24; expires 09.20.25

Extension #3 approved 09.17.25; expires 12.17.25

Nothing presented for review at this meeting.

6. 76 Morlatton-Sketch Plan

Nothing presented for review at this meeting

7. 1514 Weavertown Rd-Sketch Plan

Discuss SAFE review letter

8. Reber Minor Subdivision – 332 Amity Park Road

Original Submission 09.11.25; expires 12.09.25

Discuss relevance of subdividing into (2) lots

9. 926 E. Ben Franklin Hwy- Auto Detailing Concept Plan

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10. Renewable Properties-Levengood Rd- Solar Panels

Accept Plan for Review

11. Leaf Creek Farm Land Development

Final Plan Conditional Approval 5.21.25

Discuss Revised Final Approved Plan

12. Zoning

Randy Weeber for Thomas Sacks-1415 Weavertown Rd-Enlargement of nonconforming structure

Comments for the Zoning Hearing Board

Jacob & Stephanie Engle – 346 Levengood Rd- Permitted Uses in Commercial District

Comments for the Zoning Hearing Board

13. Joint Comprehensive Plan Update

Currently in review and comment stage.

14. Ordinances:

- *Cluster Development*
- *Electronic Signs*
- *HC Mixed Us*

Discuss updates as discussed and proposed at the Joint meeting 09.03.25

15. Other Planning Commission Items:

Nothing presented for review at this meeting

16. CORRESPONDENCE

Nothing presented for review at this meeting

ADJOURNMENT

Plans approved (Not Recorded):

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

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, October 30, 2025

NEW SUBMISSIONS – Thursday, November 06, 2025

Meeting Schedule:

Wednesday, October 15, 2025

Tuesday, October 21, 2025

Monday, October 27 2025

Thursday, November 13, 2025

Tuesday, November 18, 2025

Wednesday, November 19, 2025

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

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

7:00PM Zoning Hearing Meeting - Amity Twp Ofc-(Arbour Green)

7:00PM Planning Commission Meeting - Amity Township Office

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

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