

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, October 9, 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  
Nathaniel Halter

**Staff**

Brian Boland, Esq., Kozloff Stoudt, Solicitor  
Troy Bingaman, Township Manager  
Kathie Benson, Amity Township Planning Secretary

**Announcements**

None

**Public Comments**

None

**Approval of Minutes:**

Mr. Halter moved, seconded by Mr. Buckwalter, to approve the minutes of the Regular meeting held on September 11, 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  
Extension #4 approved 06.18.25; expires 12.18.25

*Mr. Boland reported the school is currently working out the easement agreement that would be needed for this plan.*

**CS Garber & Sons, Inc (In-house Review)**

*Nothing to review at this meeting.*

**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

*Plans were received in Amity Township today to be reviewed for November meeting.*

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**295 Monocacy Creek Rd – Final Plan-McCarthy Eng**

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

*Mr. Boland reported that the Performance Bond is currently being reviewed by the developer, and they are considering their options of either posting a Security Bond or a Letter of Credit*

**76 Morlatton-Sketch Plan**

*Nothing presented for review at this meeting*

**1514 Weavertown Rd-Sketch Plan**

*Mr. Boland reported that his office has sent a letter advising of the outcome of the Conditional Use Hearing, with a formal decision and order to follow within 90 days. Mr. Jones and Mr. Halter stated that they would like to discuss the Traffic Impact review letter from SAFE at a future meeting.*

**Reber Minor Subdivision**

*Mr. Boland stated that the current deed for this lot contains a restriction prohibiting any further subdivision. The applicant is currently reviewing their options.*

**926 E. Ben Franklin Hwy-Concept Plan**

*Nothing presented for review at this meeting*

**Renewable Properties-Levengood Rd-Solar Panels-Sketch Plan**

Mr. Weller moved, seconded by Mr. Halter, to recommend that the Sketch Plan be accepted for review, with the stipulation that the review process will not begin until the Township receives the associated sketch plan fees. Motion carried unanimously. *Mrs. Benson agreed to notify Mr. Boland and Mr. Weber once the fees are received. The applicant anticipates the fees will arrive next week.*

**Leaf Creek Farm Land Development Plan-Final Plan Conditional Approval 5.21.25**

*Mr. Boland reported that the Declaration of Covenants has been reviewed, and all parties agree to the latest version. He is currently awaiting the Exhibits to accompany the Declaration. The Municipal and Improvements Agreement, along with the cost estimates, are under review. Mr. Weber has an appointment with Cornerstone and Jaindl to address the remaining outstanding issues.*

**Zoning**

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

*Mr. Weeber explained that he represents Mr. Sacks, who is not always available to attend the meetings. The application is to demolish an existing home on the property and replace it with a larger home. While the ordinance allows for a 25% increase in size, they are requesting a 39.5% increase. Mr. Jones moved, seconded by Mr. Weller, to recommend that the Zoning Hearing Board grant the variance as requested. The motion carried unanimously.*

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

*Mr. Engle reviewed his application, stating that he is seeking to subdivide his lot to allow for an additional home in the future. This would create a nonconforming lot for the existing historic home, which is located in the flood plain and has been flooded four times since their ownership. The existing home cannot be reasonably enlarged due to topography and soil conditions. Mr. Boland and Mr. Jones questioned whether there is sufficient space for two sand mound systems to serve both lots and homes. After discussion, Mr. Engle agreed to have the plan engineered to show all lot lines and septic systems to ensure that all necessary variances are applied for in a single application. Mrs. Benson was advised to contact Mr. Crotty, ZHB Solicitor, to request a postponement of the hearing date.*

**Previous Decision & Orders:**

**Arbour Green-**

*Nothing to review at this meeting.*

**Joint Comprehensive Plan**

*Nothing to review at this meeting.*

**Other Planning Commission Items:**

*Nothing to review at this meeting.*

**Ordinances being considered for modification:**

**Cluster Development Regulations:**

*The Planning Commission reviewed the proposed changes, which were previously discussed at the Joint Board of Supervisors and Planning Commission meeting on September 3rd. Mr. Boland reported that he and Mr. Weber addressed all of the concerns raised.*

*Mr. Jay Linsenbigler from Amity Park Road asked to speak regarding the proposed changes. He questioned whether the Commission had considered the additional traffic that cluster development would generate. He expressed concern that allowing such development on property along Amity Park Road, currently zoned RC, combined with existing traffic from Highland Place, might be excessive for the quiet rural area.*

*Mr. Jones explained that he and three other Commission members have attended zoning classes which advise that cluster development is a smart approach, promoting efficient land use. He noted that the ordinance requires 60% of a given lot to be dedicated to open space, allowing the cluster development on the remaining 40% of the lot.*

*Mr. Linsenbigler responded that this approach allows for more homes in less space than if the site were developed under the existing ordinance.*

*Mr. Jim Wentzel requested that the Commission maintain the ordinance as it currently stands to discourage developers from purchasing land and adding significant housing to Amity Township.*

*Mr. Halter noted that the ordinance allows single-family homes without age restrictions, which could potentially add students to the schools. He also referenced the 849 "55 & Older" units previously approved, stating that there was no need to impose age restrictions in this ordinance*

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**Electronic Sign Regulations:**

*The Planning Commission reviewed the proposed ordinance changes and agreed this meets their intent.*

**HC Mixed Use:**

*Mr. Boland reported that he sent examples from both Spring and Penn Townships to provide guidance on their existing practices and to assist in the process for potential changes. He will forward additional examples for further review and discussion.*

**CORRESPONDENCE**

None

**OTHER PLANNING COMMISSION ITEMS**

Nothing to 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 8:17PM. *Motion carried unanimously.*

**Respectfully submitted,**

***Kathie A Benson***

Amity Township Planning Commission Secretary