

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, November 13, 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, P.E., LTL Consultants, LTD.
Julie Pandich, Esq., Kozloff Stoudt, Solicitor
Troy Bingaman, Township Manager
Kathie Benson, Amity Township Planning 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 October 9, 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. Halter reported that the Agreement of Sale has been finalized. Daniel Boone School District is in the process of applying through the court system for an access easement from St. Paul's Cemetery and for approval of the property sale. The current lessee, River Rock, is purchasing the building.

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

Mr. Weber reported he has received revised plans, and they are close to approval. He will advise when all is ready for recording.

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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 reviewed/ Crossroads is currently revising per LTL's letter dated 11.05.25

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

Nothing to review at this meeting.

1514 Weavertown Rd-Sketch Plan

Nothing to review at this meeting.

Reber Minor Subdivision- 332 Amity Park Rd – Crossroads Group, LLC

Original Submission 09.11.25; expires 12.09.25

Mr. Halter moved seconded by Mr. Buckwalter to grant a Time Extension until March 18, 2026. Motion carried unanimously.

Renewable Properties-Levengood Rd-Solar Panels-Sketch Plan

Renewable is currently reviewing LTL's letter dated 11.07.25 with plans to move forward to Preliminary Plan.

Zoning

Andrew & Anna Keylor-57 Pennsylvania Ave-Use by Right

The Planning Commission reviewed the application. Mr. Flatley moved, seconded by Mr. Halter, that the following changes be made to the original application:

Requests:

Zoning

- **§913 407 (b) & (e)(Flag Lot):** The lot is not considered a flag lot; therefore, a variance is not required.
- **§925(e) changed to §925(g):** Driveway relief.

Subdivision

- **§509(d):** Driveway width.
- **§509(s):** Driveway over another lot.

The Commission noted that the subdivision requests should be handled as part of the plan review process rather than through the Zoning Hearing Board.

The Planning Commission recommends approval under the following sections:

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- **§407 – Uses by Right**
- **§407(e):** Lot width frontage
- **§925(g):** Driveway relief
- **§901:** Lot not adjacent to a public street

Motion carried unanimously.

Joint Comprehensive Plan

Nothing to review at this meeting.

Other Planning Commission Items:

Ordinances being considered for modification:

Tiny Houses:

The Planning Commission discussed adopting Appendix Q of the UCC Code as part of adopting the latest UCC updates. Mr. Jones moved, seconded by Mr. Flatley, to continue the discussion and consider any recommendations at the December 11, 2025, meeting, when Mr. Loomis can be present. **Motion carried unanimously.**

Leaf Creek Farm

Mr. Weber reported that he has received revised plans, and it appears only minimal revisions remain. He stated that the greatest challenge will be maintaining an accurate record of the site's impervious coverage once the plan is recorded and building permits are issued. Mr. Weber agreed to speak with Mr. Loomis to determine the best course of action.

CORRESPONDENCE

None

OTHER PLANNING COMMISSION ITEMS

Mr. Flatley and Mr. Halter's Planning Commission terms expire on December 31, 2025. **Mr. Flatley expressed his desire to continue serving on the Planning Commission.**

Mr. Halter stated he will not seek reappointment. He expressed his gratitude for the three years he served and the knowledge he gained, noting that this experience will be very beneficial in his new role as an Amity Township Supervisor beginning January 5, 2026. He thanked his fellow members for their support and guidance.

The Planning Commission reviewed the proposed meeting dates for 2026 and agreed to continue meeting on the second Thursday of each month.

PUBLIC COMMENT

There was no public comment at this time.

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Adjournment

Mr. Halter moved, seconded by Mr. Buckwalter, to adjourn the meeting at 7:35PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary