

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, December 11, 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.
Brian Boland, Esq., Kozloff Stoudt, Solicitor
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 November 13, 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. Weller moved, seconded by Mr. Halter, to accept Time Extension to June 17, 2026. **Motion carried unanimously.** Mr. Boyer reported they are continuing to work on the easement for access to the property.*

Mr. Jones asked Mr. Boyer to determine the tax status of the property purchaser for taxing purposes.

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

Mr. Weber reported that he received a letter today regarding the E&S approval and that a few minor items still need to be addressed.

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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

Mr. Weller moved, seconded by Mr. Buckwalter, to accept a time extension to March 18, 2026. Motion carried unanimously.

Mr. Boyer reviewed LTL's review letter dated 11.05.25:

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

5. Information regarding the existing and proposed sewage flows for the property must be provided to determine if additional EDUs and sewage facilities planning are required (Section 402(e)(8)).

Mr. Jones and Mr. Halter both agreed that the previous discussion concluded the applicant will need to purchase one (1) additional EDU and monitor usage for a period of two (2) years to establish actual usage. After the two-year period, the usage numbers will be reviewed to determine whether the correct number of EDUs has been purchased.

Mr. Boyer questioned the validity of charging the client for an additional EDU if it is later determined that it was not needed. Mr. Boland advised that the agreement for purchasing EDUs can stipulate the ability to sell back EDUs if the totals indicate that excess units were purchased. Mr. Boyer agreed to place a note on the plan to comply."

9. A highway occupancy permit must be obtained from PennDOT for the proposed water line connection in the Route 422 Right-of-way (Section 403(e)(7)).

Mr. Boyer stated he has moved the water line therefore the HOP will not be needed.

10. A trip generation study which calculates the number of additional trips that will be generated by the proposed business expansion must be prepared for review by the Township and for use in calculating the required traffic impact fee. (Section 505(a&b)).

Waiver has been requested in Crossroads letter dated December 11, 2025.

11. In accordance with Section 507(a)(3), vertical curbs shall be installed in common parking areas for non-residential developments.

Waiver has been requested in Crossroads letter dated December 11, 2025.

12. In accordance with Section 510(i)(2), the edge of parking areas shall not be located closer than 15 feet to a building.

Waiver has been requested in Crossroads letter dated December 11, 2025.

13. The sanitary sewer aspects of the plan must be reviewed and approved by the Township Sewer Engineer (Section 514). It is noted that review letter was issued by the Township Sewer Engineer.

Mr. Boyer agreed to be sure to identify a Monitoring Manhole on the Sewer Line.

14. b. Fire Hydrants should be provided, not further than 600 feet apart, along the proposed water line extension (Section 515(e)(2)).

Waiver has been requested in Crossroads letter dated December 11, 2025.

15. In accordance with Section 517(d)(2)(ii), the ends of parking rows with 10 or more spaces shall be divided from driving lanes by planting islands.

Waiver has been requested in Crossroads letter dated December 11, 2025.

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16. In accordance with Section 517(d)(2)(iv), one planting strip should be provided between the rows of parking stalls.

Waiver has been requested in Crossroads letter dated December 11, 2025.

17. Planting islands and planting strips shall be landscaped in accordance with Sections 517(d)(2)(v and vi) respectively.

Waiver has been requested in Crossroads letter dated December 11, 2025.

18. In accordance with Section 517(g), a low intensity property line buffer screen shall be provided.

Waiver has been requested in Crossroads letter dated December 11, 2025.

19. In accordance with Section 517(h)(1), site element landscape screens shall be provided for trash dumpster areas and loading docks.

Waiver has been requested in Crossroads letter dated December 11, 2025.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

3. Section 307- Provisions shall be made so that the proposed conditions 1-Year storm takes a minimum of 24-hours to drain from the facility from a point where the maximum volume of water from the 1-Year storm is captured. Provide calculations/modeling demonstrating this criteria is met. A waiver had been requested in Crossroads letter dated December 11, 2025.

Mr. Boyer stated all other items they will comply.

Mr. Halter moved, seconded by Mr. Flatley, to grant the following waivers:

1. Section 505(a&b) Trip Generation Study.

2. Section 507(a)(3) Vertical Curbs.

3. Section 510(i)(2) Parking Space setback distance from Buildings.

Applicant proposes to add bumper blocks to the spaces that are facing the building to protect car parking.

4. Section 517(d)(2)(ii) Planting Islands

Applicant proposes pave the ends of the rows to protect the underground improvements.

5. Section 514(d)(2)(iv) – Planting Strip

Applicant proposes to plant the required plants elsewhere on the site and pave the strip area to protect the underground improvements.

6. Section 517(d)(2)(v) Parking lot island requirements

Applicant proposes no island with the stipulation plants are planted elsewhere on the site.

7. Section 517(d)(2)(vi) Parking lot planting strip

Applicant proposes no planting strip with the stipulation plants are planted elsewhere on the site

8. Section 517(g) Buffer Screens

Applicant requests to not provide a buffer screen as they feel it is not needed due to neighbors already have existing buffer screens and the south side of the property is the railroad tracks.

9. Section 517(h)(1) Site Element Screens

Applicant requests waiver to not have screens around the loading docks and dumpster areas due to minimal visual impact. The property to the west is shielded by building and setbacks plus the south side is the railroad tracks.

10. Section 304-Preliminary Plan Application & Review

Applicant request Preliminary & Final plan review and not submit each separately.

11. Section 307-Stream Bank Erosion

The applicant would like to request a waiver from this section to allow the one-year storm. To help reduce the likelihood of erosion and meet the intent of this section of the ordinance, the applicant is now proposing an

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outlet structure at the rain garden that will reduce the rate at which water leaves the outfall pipe. (There is a proposed inlet box with an orifice, that will drain across riprap to an existing concrete channel)

Motion carried unanimously.

Mr. Buckwalter moved seconded by Mr. Weller to grant conditional approval upon Fire Marshall Approval of the waiver request.

12. Section 515(e)(2)-Fire Hydrant Spacing

Mr. Boyer stated he has submitted plans to the Amity Township Fire Marshall to review the proposed design placing 2 fire hydrants 700 feet apart as opposed to the required 600 feet apart.

Motion carried unanimously.

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

Original Submission 09.11.25; expires 12.09.25

Extension #1 approved 11.20.25; expires 03.18.26

Mr. Boyer discussed the Sewage Planning Module for the project and stated that the deed restriction prohibiting any additional homes on the property has been removed. Mr. Boyer also requested further interpretation of the concrete monument requirements. Mr. Boland, Mr. Weber, and the Planning Commission agreed with the types of monuments proposed and their locations.

Mr. Flatley moved, seconded by Mr. Halter, to grant the following waivers:

1. Section 506(b)(4) to allow a lot depth to width ratio to exceed 3 to 1. Lot 1 is approximately 4.7 to 1. The lot is an irregularly shaped farmette to remain in the Clean and Green program. It can't be subdivided any further without additional road frontage.
2. Section 508(a) – to not require concrete monuments at all property corners. One of the corners is located in the middle of the paved driveway. Additional monumentation is required around the perimeter of Lot 1.

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

Nothing to review at this meeting.

Joint Comprehensive Plan

Nothing to review at this meeting.

Other Planning Commission Items:

Mr. Weber reviewed he has spoken with the Engineer designing the Wedding Venue Project on Weavertown Rd and expects they will submit plans at the January 8, 2026 meeting.

Ordinances being considered for modification:

Cluster Development:

Mr. Halter moved, seconded by Mr. Jones, to recommend the Board of Supervisor's move forward with the Ordinance as drafted. **Motion carried unanimously.**

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Electronic Signs: Mr. Boland reviewed the ordinance and requested a meeting with Mr. Weber, Mr. Bingaman, and himself to propose another draft. Mr. Boland stated that the substance discussed can still be maintained; however, there have been new court cases that may affect some of the currently drafted wording. He would like to review the language and discuss it with staff before presenting it to the Planning Commission for discussion.

HC Mixed Use: Mr. Boland stated that the other samples he reviewed from local townships were not what Amity may be looking for, as they were designed and written for specific developments rather than a general ordinance. Mr. Boland will continue to review other ordinances and will schedule a meeting with Mr. Weber, Mr. Bingaman, and himself to propose a draft.

CORRESPONDENCE

None

OTHER PLANNING COMMISSION ITEMS

Mr. and Mrs. Haggerty of 62 Monocacy Creek Road questioned access to the property at 54 Monocacy Creek Road. They stated they are aware that discussions have taken place regarding construction of a home at that site. The Haggerty's noted that the properties currently share a portion of the driveway access and that they were told the driveway would need to be twice its current width. Mr. Weber stated this would be required for a commercial building; however, the proposed use is residential and therefore such a requirement does not apply.

Mr. and Mrs. Haggerty asked several questions regarding the process. Mr. Boland advised them to hire a title search company to investigate any existing easements or rights-of-way for a better understanding of their property access

Mr. Halter thanked his fellow members for their support and guidance during his years of service on the Planning Commission and stated that he is looking forward to serving on the Board of Supervisors. The Planning Commission thanked him for his dedication and contributions during meetings, and all members wished him well in his newly elected position.

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Halter moved, seconded by Mr. Buckwalter, to adjourn the meeting at 8:12PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary