

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 12, 2026

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 7:01 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
Jason Tarewicz

Staff

Peter C. Eisenbrown, P.E., LTL Consultants, LTD.
Brian Boland, Esq., Kozloff Stoudt, Solicitor
Troy Bingaman, Amity Township Manager
Kathie Benson, Amity Township Planning Secretary

Announcements

Mr. Jones welcomed new member Jason Tarewicz to the Planning Commission, as well as Peter Eisenbrown of LTL, who was attending on behalf of John Weber. Mr. Weller advised both gentlemen to feel free to ask any questions, noting that the Commission members would be happy to assist them.

Public Comments

None

Approval of Minutes:

Mr. Buckwalter moved, seconded by Mr. Weller, to approve the minutes of the Regular meeting held on January 8, 2026, 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
Extension #5 approved 12.18.25; expires 03.18.26

Nothing to review at this meeting

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

Mr. Boyer stated they have submitted plans to Berks County Conservation District and are awaiting their review.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 12, 2026

926 Ben Franklin Hwy East-Crossroads Group, LLC-Final Plan (In House Review)

Mr. Boyer reported that the plan has been submitted to the Berks County Conservation District for review. He has received John Weber's review letter and will be reaching out to Steve Loomis, Amity Township Zoning Officer, for his opinion regarding the soils and applicable zoning restrictions. He stated that he will retain a Soil Scientist if the situation warrants. Mr. Boyer also indicated that he will comply with all remaining items outlined in LTL's review letter.

Hill 1 Solar Project

Mr. Matthew Volbrecht of Westwood Professional Services and Christian Schlesinger of Forefront Power presented information regarding their respective companies, along with environmental details related to a project proposed on Hill Road. The project will utilize approximately 15.9 acres of the 37.25-acre tract and will include 6,858 modules with a 24-string inverter system.

Mr. Weller moved, seconded by Mr. Buckwalter, to accept the plan for review. *Motion carried unanimously.*

Mr. Jones inquired how the project would affect taxes in the future. Mr. Boland reported that the County will complete its assessment after the work is finalized.

McGrath Minor Subdivision-54 Monocacy Creek Rd/57 Pennsylvania Ave-Minor Subdivision

Mr. Weller moved, seconded by Mr. Buckwalter, to accept the plan for review. *Motion carried unanimously.*

Mr. Boland reported that he has requested guidance from the Board of Supervisors regarding whether his review of the plan would constitute a conflict of interest. While Mrs. McGrath is not currently a client, she has been a client in the past. Mr. Boland stated that he will respect the Board of Supervisors' decision as to whether to grant a conflict waiver or to have the plan reviewed by alternate counsel.

Demeter Capital, LLC – Hill Rd & 422-Brian Boyer

Mr. Boyer requested an informal discussion on behalf of his client, Chris St. George, regarding the potential placement of storage units at the site. He explained that the property contains areas of steep slope. In their opinion, the degree of slope within the center of the property was created by PennDOT through a swale formed by a discharge pipe located beneath Route 422.

They are proposing to redirect the runoff through an extension of the pipe, discharging directly into the stream to avoid discharge onto the site. They also plan to construct detention ponds on the property to control their site runoff. The Planning Commission provided a favorable response and advised them to proceed with pursuing the development.

Zoning

Nothing to review at this meeting.

Joint Comprehensive Plan

Nothing to review at this meeting.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, February 12, 2026

Ordinances being considered for modification:

Cluster Development:

Mr. Boland reported the proposed ordinance has been sent to the Berks County Planning Commission for their review and opinion.

Electronic Signs:

Nothing to review at this meeting .

OTHER PLANNING COMMISSION ITEMS

CORRESPONDENCE

None

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Buckwalter moved, seconded by Mr. Weller, to adjourn the meeting at 7:49PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary