

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, March 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
Thomas Flatley
Jason Tarewicz

Staff

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

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Buckwalter moved, seconded by Mr. Weller, to approve the minutes of the Regular meeting held on February 12, 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)

Nothing to review at this meeting.

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

The developer is in the process of engaging a soil scientist to evaluate the site in order to determine the next steps moving forward.

Hill 1 Solar Project

Original Submission 02.12.26; expires 02.11.26

Mr. Christian Schlesinger discussed the following items from LTL review letter dated 03.06.26:

CONFORMANCE WITH ZONING ORDINANCE:

4.It is noted that the property contains an existing residential home/use. In accordance with Section 943(b)(2), residential use may be permitted on the same property as a commercial solar energy system as an accessory use, provided that the residential use is occupied by the owner or caretaker of the property. The Township and Applicant should discuss this matter.

Mr. Schlesinger agreed to coordinate with Mr. Boland to establish a satisfactory arrangement regarding the occupancy of the existing residence on the site.

7.In accordance with Section 943(b)(11), commercial solar energy systems shall be located so that tree removal is not required to the extent practical. The plan proposes some tree removal. The Township and Applicant should discuss this matter.

The Planning Commission agreed the trees being removed were minimal and practical to the site development.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

2.The plan must be drawn at a common acceptable scale such as 1"=100"(Section 402(a)(1)). The plan is currently drawn at a scale of approximate 1"=110'. The plan must contain the appropriate written and graphic scale.

Mr. Weber agreed to allow the first sheet to be drawn at a scale of 1" = 150' in order to include all required information on that page. The remaining sheets will be drawn at a scale of 1" = 100' and will contain only the information relevant to each designated page.

6.The plan lists Purpart No. 2 -First description and Purpart No. 2-Second Description. This information should be clarified (Section 402(b)(8)). Are the purparts intended to be combined into a single/deed description as a part of the plan?

Mr. Schlesinger and Mr. Boland agreed to review the existing deed description to determine the most appropriate course of action regarding the deed moving forward.

19. The Township and Applicant should discuss the need for property line buffer screening (Section 517(g)).

The Planning Commission discussed the existing buffering and agreed that additional buffering should be added in two locations. Mr. Schlesinger will revise the plans and include the updates with the next submission for review.

Mr. Schlesinger inquired whether the plan could be reviewed as a Final Plan submission. Mr. Boland and Mr. Weber advised that this may be requested in the form of a waiver, which the Planning Commission may recommend or not recommend to the Board of Supervisors for consideration

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

15. Section 703-An Operations and Maintenance Agreement for the stormwater management facilities must be prepared and executed for this project prior to final plan approval. The Township Solicitor shall draft the agreement.

Mr. Boland agreed to forward a Stormwater Operations Agreement, Financial Securities Agreement, and Municipal Improvements Agreement to Mr. Schlesinger for review, with the intent of having the agreements in place prior to recording the plan. Mr. Schlesinger stated they will comply with all other items in LTL's review letter.

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

Original Submission 02.12.26; expires 02.11.26

Mr. Weber stated that he has been in contact with Mr. John Hoffert, who has reviewed his letter and will be evaluating the stormwater controls in the area to determine the most appropriate course of action.

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J Lynn Weddings Inc-Site Design Concepts-1514 Weavertown Rd

Mr. Thomas Englerth presented the plan they are prepared to move forward with. Mr. Englerth stated that the plan is the same as previously discussed with both the Board of Supervisors during the Conditional Use Hearing and the Zoning Hearing Board during their hearing. The Zoning Hearing Board approved the site to be served by a water well and an in-ground septic system. They are currently working with the Pennsylvania Department of Environmental Protection (DEP) to obtain the necessary approvals. Mr. Weller moved, seconded by Mr. Buckwalter to accept plan for formal review. *Motion carried unanimously.*

Zoning

Nothing to review at this meeting.

Joint Comprehensive Plan

Nothing to review at this meeting.

Ordinances being considered for modification:

Cluster Development:

Mr. Boland reported that the Berks County Planning Commission reviewed Ordinance 02-20-26 and had no adverse comments regarding the proposed ordinance. Mr. Flatley moved, seconded by Mr. Jones, to recommend that the Board of Supervisors move forward with a hearing to consider adoption of the ordinance. *Motion carried unanimously.*

Electronic Signs:

Mr. Boland reported that his office is reviewing the most recent court case involving signage and will provide a recommendation regarding potential revisions to the current ordinance once the review is complete.

Highway Commercial(Commercial & Apartment combination building)

Mr. Flatley inquired whether the Township would consider a building in the Commercial District that allows both commercial businesses and apartments. After a brief discussion regarding mixed use in the HC District Mr. Weber confirmed this should also include the 422 Overlay District. Mr. Bingaman stated that Mr. Boland and Mr. Weber agreed to meet to discuss a proposal for consideration by the Township.

OTHER PLANNING COMMISSION ITEMS

None

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 7:55PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary

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