

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, April 9, 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 (arrived at 7:11pm)

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 March 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 06.17.26

Nothing to review at this meeting

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

Mr. Boyer reported Agreements have been sent to Kozloff Stoudt for review.

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

Mr. Boyer reported they are currently in the process of revising the plans for resubmission.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, April 9, 2026

Hill 1 Solar Project

Original Submission 02.12.26; expires 02.11.26

Mr. Buckwalter moved, seconded by Mr. Flatley, to accept a time extension to 11.18.26. *Motion carried unanimously.*

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

Original Submission 02.12.26; expires 02.11.26

Mr. Buckwalter moved, seconded by Mr. Weller, to accept a time extension to 11.18.26. *Motion carried unanimously.*

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

Original Submission 03.12.26; expires 06.09.26

Mr. Steve Hackett discussed the following comments from LTL Consultants letter dated 04.02.26:

ZONING VARIANCES GRANTED

7. The plan proposes 75 parking spaces in the primary parking area consisting of six (6) paved handicapped spaces and 69 spaces in the gravel parking lot. The plan also proposes a grass overflow parking lot with 76 spaces. The Township and Applicant should discuss the proposed parking in accordance with Section 924 and the conditional use decision and order.

The Planning Commission discussed the proposed parking areas and expressed no objection to the inclusion of 75 stone parking spaces and 75 overflow parking spaces. Mr. Jones and Mr. Flatley both agreed to request that the developer evaluate the potential for expanding the stormwater management system to accommodate the future paving of the additional 75 parking spaces. Mr. Hackett and Mr. Jacobs agreed to further investigate this matter.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1.The plan was submitted as a Preliminary/Final plan. In accordance with Section 304 and 305, separate Preliminary and Final plan approvals shall be required for all land development plans. The Applicant has requested a waiver to allow the plan to be processed/reviewed as a Preliminary/Final Plan.

Mr. Weber reported that the Planning Commission may wish to consider this matter at the next meeting, as the plan may be further revised to include a recommendation for this waiver.

10.The location of the soil probes and percolation test sites for the proposed on-lot septic system areas should be shown on the plan (Section 402(d)(11)).

Mr. Hackett reported the tests have been done and will be included in the next submission.

13.Sewage facilities planning modules must be submitted for review and approval by Amity Township and PaDEP for this project (Section 402(e)(8)).

Mr. Hackett reported they will be submitted to The Township for review in a day or two.

14.Schematic exterior architectural drawings of the proposed buildings must be submitted with the land development plan (Section 402(e)(9)).

Mr. Hackett presented the architectural design plans. The exterior is proposed to include a stone veneer, and the plans will be updated to depict all building elevations to ensure full review and compliance.

34.The plan should be reviewed by the Fire Marshal for firefighting and emergency access issues (Section 515(e)).

Mr. Simser, Amity Township Fire Marshal's letter dated April 7, 2026, was shared and reviewed. In his correspondence, Mr. Simser recommended widening the driveway to 26 feet to accommodate all fire apparatus. Mr. Hackett and Mr. Jacobs agreed to revise the plan accordingly.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, April 9, 2026

38. *The plan provides trees in the end of row parking islands for the enter parking rows as required, however, the plan also shows lights in these islands. The lights should be relocated so as not to conflict with the trees (Section 517(d)(2)(v&vii)).*

Mr. Hackett stated that they are currently working with their lighting vendor on design. Mr. Jacobs noted that the goal is to ensure adequate lighting for safety while directing illumination downward to allow views of the sky from the roof during events. Mr. Jones and Mr. Boland suggested that the developer consider incorporating the capability to turn the lights off when no events are taking place.

20. *The Applicant submitted a Traffic Summary Letter dated 9/1/2025 prepared by TRG, Inc. This document was review by Township Traffic Engineer-SAFE in a letter dated 9/25/2025. Based upon the review letter by SAFE, the project is subject to a traffic impact fee of \$73,582.08. A note should be added to the plan stating that the project is subject to a traffic impact fee of \$73,582.07 and that such fee must be paid prior to the issuance of a building permit for the project.(Section 505(b)).*

The proposed traffic study from TRG was discussed. The fee was based on their submitted scope of work. It was noted that the study was based on a seven-day period, and it may be more appropriate for it to be based on a maximum three-day period of peak use. Mr. Jacobs also stated that most traffic is expected to occur during off-peak times, which may factor in the analysis. Mr. Hackett agreed to request that a revised traffic study be submitted for review.

25. *The plan contains a detail for depressed curb/sidewalk /handicap ramp on Sheet c-22. If such handicap ramps are proposed as part of this project, the location of the ramps should be specified on the plan. (Section 507(b)(8)) and (Section 510(i)(3)).*

Mr. Hackett stated there are not ramps in the handicap parking.

40. *The plan proposes a low-intensity property line landscape buffer along the property lines of the adjoining Shomper residential property and along the property line of the adjoining vacant M B Investments property. The Township and Applicant should discuss the property line landscape buffers. (section 517(g)(3)).*

The buffering requirements were discussed, and it was generally agreed that high-intensity buffering should be provided along all adjoining properties in the front to minimize disturbance to neighboring property owners. Along Weavertown Road, light buffering was agreed upon to maintain visibility of the property. No buffering will be required along the rear of the property, as it currently consists of agricultural cornfields. Mr. Jacobs stated that they will consider incorporating trees and landscaping at the rear of the site to complement the building and enhance the overall visual appearance of the property.

49. *In accordance with Section 521(a)(5) (Standards for Developments in the PBOI District), no individual lot shall have access to Weavertown Road. It is noted that the access to Weavertown Road to be utilized for this project is existing and that the project does not propose multiple lots, Therefore, it appears that a waiver of this section would be appropriate. The Applicants will need to request a waiver of this Section.*

Mr. Hackett agreed to request this waiver.

Mr. Hackett stated that all remaining items will be revised and incorporated into the plans for submission with the revised plan set.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

Mr. Weber and Mr. Hackett agreed to meet to discuss the comments.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, April 9, 2026

Zoning

Demeter Capital LLC – Hill Rd & Rt 422W

Mr. Boyer discussed Zoning relief has been requested for steep slopes to allow an additional storage building to encroach on the steep slopes setback. Mr. Boyer stated the steep slope area in the middle of the back property lines was created by water runoff and not natural features. Mr. Weber stated the creation of the steep slope does not factor in the fact that it is a steep slope. Mr. Flatley moved seconded by Mr. Buckwalter to recommend the Zoning Hearing Board approve this request. *Motion carried unanimously.*

Joint Comprehensive Plan

Nothing to review at this meeting.

Ordinances being considered for modification:

Cluster Development:

The Board of Supervisors have scheduled a Public Hearing for Wednesday May 6, 2026, at 6:00PM for review and discussion of the Ordinance.

Electronic Signs:

No report at this time

Highway Commercial (Commercial & Apartment combination building)

Mr. Flatley inquired as to the status of the previously discussed zoning change. Mr. Bingaman, Mr. Boland, and Mr. Weber advised that a meeting has been scheduled for next week to further discuss the matter. Mr. Flatley stated that he has reviewed ordinances from other townships and boroughs and noted that there does not appear to be a single model ordinance that would be fully applicable to Amity Township. He further commented that the presence of numerous irregularly sized properties within the Commercial District presents additional challenges. Mr. Jones inquired whether the removal of the existing overlay district should be considered, and whether a new ordinance could be developed to incorporate a Conditional Use provision. This would allow the Board of Supervisors to review each application on a case-by-case basis and provide recommendations prior to granting approvals. It was agreed that these items will be further evaluated and discussed at the upcoming meeting.

OTHER PLANNING COMMISSION ITEMS

Lennar Pennsylvania Delaware

Mr. Bingaman received a letter of request from Lennar, dated April 8, 2026, requesting the installation of upgraded curbing to Belgian block. The applicant stated that Belgian block is less susceptible to damage from snow maintenance over time and would therefore reduce long-term maintenance costs for the HOA. Mr. Jones moved, seconded by Mr. Weller, to recommend that the Board of Supervisors approve the requested change. *Motion carried unanimously.*

CORRESPONDENCE

None

PUBLIC COMMENT

There was no public comment at this time.

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, April 9, 2026

Adjournment

Mr. Flatley moved, seconded by Mr. Buckwalter, to adjourn the meeting at 8:14PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary