

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, May 14, 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

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 April 9, 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

Mr. David Comer reported the Court approved the sale of Lot 2 consisting of 7.63 acres, also known as the former Daniel Boone Area School District Primary Center. The sale was granted and approved for River Rock Academy to purchase the property and continue operation of their present school. River Rock Academy plans to make building modifications at a later date.

Mr. Rob Hurley stated the school district intends to move forward with the sale. Mr. Boland stated the plan shared with Amity Township today has not been formally reviewed by his office or LTL Consultants. The last

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review letter was dated 12.08.23. Mr. Boyer stated the plan presented today contains only minor revisions from the plan reviewed on 12.08.23.

Mr. Comer requested plan approval contingent upon all conditions outlined in the LTL Consultants review letter dated 12.08.23 being satisfied. Mr. Jones stated the Planning Commission has not previously approved plans based upon a review letter that is 2½ years old. Mr. Boland stated the plan still does not fully address the driveway issue discussed during meetings in 2023, when the Planning Commission advised the school district to resolve the driveway issue concurrent with the court hearing for the sale in order to facilitate the plan moving forward upon court approval of the sale.

Mr. Boland further stated there is a note on the original 2001 plan indicating that if the lot were ever sold, the driveway location must be addressed and identified on the plan. Mr. Comer requested the Township consider a prescriptive easement to resolve the issue. Mr. Boland expressed the opinion that a prescriptive easement would not apply in this case, as it generally pertains to residential properties rather than schools.

Mr. Jones stated the Planning Commission will take no further action on the plan until an updated plan is submitted for review.

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

Mr. Boyer reported Agreements are awaiting approval and funds.

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.

Hill 1 Solar Project-Forefront Power

Original Submission 02.12.26; expires 02.11.26

Extension #1 approved 04.15.26; expires 11.18.26

Mr. Boland reported a Teams meeting was held to discuss the deeds as presently recorded. The developer agreed to survey Lot 3 to clarify the description and prepare a revised deed accurately describing the lot, thereby eliminating the purported descriptions that are misleading and difficult to understand. Mr. Boland further reported the developer is also working on the Stormwater Management Plan, and a revised plan submission is expected.

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

Original Submission 02.12.26; expires 02.11.26

Extension #1 approved 04.15.26; expires 11.18.26

Mr. Austin Hoffert discussed the following waivers requested in their letter dated April 16, 2026:

1. *Section 306(b)(1), to request the plan be considered a final plan, minor subdivision since there are only two lots, however the tract does not contain any road frontage and has received relief from the Zoning Hearing Board.*

Mr. Weber stated this is true. The SALDO would require this relief.

2. *Section 403(d)(9) and 508(a), to establish concrete monuments at the corners of the new lot line, whereas the proposed lot line is in and along the center of the Monocacy Creek.*

After review and discussion there are currently monuments at the front line. The Planning Commission agreed this to be a valid request.

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3. *Section 403(e)(4), requesting a deferral or waiver of preparing a stormwater management plan and report until the building permit process for Lot 1.*

Mr. Hoffert stated the stormwater plan may be premature and best decided when the sizing and home location is decided. The Planning Commission agreed and requests a note on the plan.

4. *Section 403(e)(5), requesting a deferral or waiver of preparing a sediment and erosion control plan and report, including the submission, review and approval by the Berks County Conservation District, until the building permit process for Lot 1.*

Mr. Hoffert stated the E&S plan may be premature and best decided when the sizing and home location is decided. The Planning Commission agreed and requests a note on the plan.

5. *Section 509(s), a driveway serving a single family home must be contained within the corners of the lot for the home that it is serving. There is an easement of record granting access to this lot portion of the property, and in my opinion this is an existing nonconformity.*

The planning commissions discussed and felt the driveway easement is sufficient for one home to gain access. Mr. Buckwalter moved, seconded by Mr. Weller to approve the 5 Waivers as requested. *Motion carried unanimously.*

Mr. Hoffert further stated they are currently in discussions with DEP to resolving some issues; however they are proposing public sewer or on lot septic system.

Mr. Weller moved, seconded by Mr. Jones, to grant conditional Final Plan approval, provided the conditions stated in LTL Consultants, Ltd.'s letter dated May 8, 2026, are satisfied. *Motion carried unanimously.*

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

Original Submission 03.12.26; expires 06.09.26

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

Mr. Gavin Freeman, Site Design Concepts discussed the following waiver as requested in a letter to Amity Township dated 05.13.26:

- A. *Section 27-402 which requires the submission of a preliminary plan.*
The proposed alternative is to combine the plan as a preliminary/final plan.

Mr. Boland stated he and Mr. Weber agree the latest plan presented has not been reviewed as a Final Plan. The review provided is preliminary plan reviewed. They agreed to withdraw this waiver.

- B. *Section 27-507(a)- which required vertical curbs to be installed in common parking areas for non-residential development. S modification is request to limit the installation of curb to the low side of the parking areas and within the planted islands.*

Mr. Weber agrees with what has been submitted and placed on the plan.

- C. *Section 27-509(b), all driveways serving non-residential development shall be paved.*

Mr. Weber stated they received approval from the Zoning Hearing Board and asking the same from SALDO.

- D. *Section 517(g)(3) which requires the perimeter of all nonresidential development to provide a buffer screen.*

Mr. Freeman stated they are providing buffer screens to the adjoining properties with homes and request the southern portion not be required. They have presented a landscape plan that will enhance the views of the guests. Mr. Weber stated they have complied with the areas requested by the Planning Commission to be high density buffered.

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E. *Section 27-517 (d)(2)iii. Which requires parking lots to be divided by planting strips into small parking areas of no more than 60 stalls.*

Mr. Freeman stated the plan is designed with 67 parking spaces in the parking area. Mr. Weber stated he reviewed this and agrees with the design.

F. *Section 521(a)(d), which states that no individual lot shall have access to Weavertown Rd.*

Mr. Freeman stated there is an existing driveway on this property and to utilize that while improving the radii and widening. Mr. Weber stated this is a PBOI design standard and does not apply here.

G. *Section 506(b), which required parking areas accommodating 50 vehicles or more be designed with an internal collector road.*

Everyone agreed the internal collector road was not needed. The driveway width and traffic flows are acceptable.

H. *Section 517(i), Plant Material List*

A waiver is requested to plant the proposed trees on the Landscape Plan that are not currently on the Township list.

Mr. Weller moved, seconded by Mr. Buckwalter, to approve Waivers B, C, D, E, F, G, and H as requested in the Site Design Concepts letter dated 05.13.26. *Motion carried unanimously.*

Mr. Freeman stated they have submitted a Planning Module Component and requested the Planning Commission's signature on the plan. Mr. Weber stated he reviewed the submission and agreed all information to be correct. Mr. Weller moved, seconded by Mr. Buckwalter, to approve Sewage Planning Module Component 4A and authorize the signature of Chairman Jones. *Motion carried unanimously.*

Mr. Weber stated a letter had been received from the Amity Township Fire Marshal approving the latest plan and driveway width.

Mr. Freeman stated they are expecting an update letter dated May 15, 2026, from TRG regarding the traffic counts and impact fee.

Mr. Weller moved, seconded by Mr. Tarewicz, to grant Conditional Preliminary Plan approval, provided the conditions stated in LTL Consultants, Ltd.'s letter dated May 8, 2026, are satisfied. *Motion carried unanimously.*

Zoning

Demeter Capital LLC – Hill Rd & Rt 422W- hearing April 27, 2026.

No comment at this time.

Joint Comprehensive Plan

Nothing to review at this meeting.

Ordinances being considered for modification:

Cluster Development:

Mr. Bingaman reported this item was placed on the agenda in the event the Planning Commission wished to make any further comments following the hearing held on May 6, 2026. No comments were made at this time.

Mr. Weller and Mr. Jones stated the matter will be addressed by the Board of Supervisors.

Electronic Signs:

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Mr. Boland reported his office is finalizing to preparing a proposed ordinance.

Highway Commercial (Commercial & Apartment combination building)

No comment at this time.

OTHER PLANNING COMMISSION ITEMS

None.

CORRESPONDENCE

None

PUBLIC COMMENT

There was no public comment at this time.

Adjournment

Mr. Buckwalter moved, seconded by Mr. Tarewicz, to adjourn the meeting at 7:43PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary