

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday June 11, 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
Steve Loomis, Amity Township Zoning Officer
Kathie Benson, Amity Township Planning Secretary

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Weller moved, seconded by Mr. Buckwalter, to approve the minutes of the Regular meeting held on May 14, 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. Loren Szczesny, Esq., McNees Wallace & Nurick, discussed that he is working with the school district to resolve the easements and design issues necessary for the plan to move forward.

Mr. Boyer reviewed the three (3) waiver requests as follows:

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1. Section 502(g)(8) – *Request to permit a 50-foot right-of-way width for the cul-de-sac. The cul-de-sac is a "paper street" intended to provide the minimum lot width for Lot 1, with no improvements proposed.*

Mr. Boyer explained that a paper cul-de-sac was designed on the plan to satisfy the right-of-way requirements for Boone Drive. Mr. Voelker discussed that this design would continue to allow the school district to close Boone Drive during school operating hours, thereby ensuring the safety of children during outdoor recess. The Planning Commission agreed with Mr. Boland that the proposal was acceptable, provided a note is added to the plan stating that any future land development would require the cul-de-sac to be fully engineered and submitted for review.

2. Section 403(c)(4) – *Request to waive the requirement to locate existing buildings on the plan. The submitted plan utilizes an aerial photograph that depicts the buildings in relation to the property boundaries.*

Mr. Boyer stated that no buildings are proposed and no land development is planned for the site. Mr. Weber expressed concern that granting the waiver could set a precedent for future plans to be submitted as aerial exhibits rather than fully engineered plans. The Planning Commission agreed that this request was unique to the circumstances of the application and supported granting the waiver.

3. Sections 403(c)(5) and 403(c)(7) – *Request to waive the requirement to show utilities on the plan. The application is for a minor subdivision with no proposed improvements. The storm sewer crossing the proposed property line has been identified, and an easement has been provided.*

The Planning Commission agreed that this was a unique situation and would support the waiver provided the recorded 2001 land development plan prepared by Stackhouse, Seitz & Bensinger is referenced on the plan, as that plan identifies the existing utilities.

Mr. Flatley moved, seconded by Mr. Tarewicz, to grant the waiver requests for Section 502(g)(8), Section 403(c)(4), and Sections 403(c)(5) and 403(c)(7), conditioned upon the plan including a statement referencing the recorded plan of record that identifies the utilities. *Motion carried unanimously.*

Mr. Boland stated that the Township wants to ensure that all applicable notes from the current recorded plan are updated and incorporated into the proposed plan.

Mr. Jones stated that the Planning Commission will take no further action on the plan until all easements have been reviewed and approved by Mr. Boland and Mr. Weber. Mr. Szczesny agreed to continue working on the easement issues. Mr. Boyer noted that existing cemetery easements must also be addressed and revised to the satisfaction of all parties.

Mr. Flatley moved, seconded by Mr. Tarewicz, to accept a time extension through December 16, 2026, as granted. *Motion carried unanimously.*

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

Mr. Boyer reported that the agreements are awaiting signatures. He inquired whether the Financial Security Agreement could be reduced to eliminate the requirement to post security for materials already purchased and currently located on the property.

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The Planning Commission and Mr. Weber agreed that the Township does not typically grant such requests or provide relief from posting financial security until the required improvements have been completed.

Mr. Boyer stated he would advise his client to execute the agreements in order to move the project forward.

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

Mr. Boyer reported signed plans have been submitted.

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

Nothing to report at this meeting

J Lynn Weddings Inc-Site Design Concepts-1514 Weavertown Rd – Final Plan

Original Submission 06.11.26; expires 09.10.26

Mr. Weber stated that the Final Plan has been submitted and reviewed. Based on discussions with Mr. Freeman, no significant changes are anticipated once the NPDES Permit is reviewed and approved.

The Planning Commission discussed the Traffic Impact Fee and related traffic reviews. The Planning Commission, Mr. Boland, and Mr. Weber agreed that this is a unique situation, as there is limited traffic data available for wedding venues. It was discussed that a Traffic Impact Fee could be established at this time, with the possibility of conducting an actual traffic study after the venue becomes operational to determine whether any adjustment to the fee is warranted.

Mr. Jones suggested contacting the Traffic Engineer to determine the cost of conducting peak-hour traffic counts on two or three separate Fridays to obtain more accurate traffic data. Mr. Bingaman stated he would discuss the matter with SAFE and the Amity Township Engineer.

Mr. Flatley moved, seconded by Mr. Tarewicz, to grant Conditional Final Plan Approval, subject to the following conditions:

A Motion by Mr. Flatley seconded by Mr. Tarewicz to Conditionally Approve the J Lynn Wedding, Inc. Development Final Plan subject to the following conditions:

1. All of the items set forth in the LTL Consultants, Ltd letter of June 4, 2026;
2. The requirement to re-submit the plan for final review by the Township Engineer in the event there are any changes to the plan necessitated by the final NPDES permit;
3. Final resolution of the methodology acceptable to the Township and the Developer as the final calculation of the Township's Act 209 Traffic Impact Fees; and
4. Execution of the Municipal Improvement Agreement, Financial Security Agreement, Stormwater Agreement and the posting of the applicable Letter of Credit to secure the improvements.

All of these conditions were expressly acknowledged and agreed to by the developer.

Motion carried unanimously.

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

Final Conditional Approval 05.20.26

Mr. Weller moved seconded by Mr. Buckwalter to approve the signature of Terry Jones, Chairman to Component 4A. *Motion carried unanimously.*

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

Final Conditional Approval 02.18.26

Mr. Weber reported Component 1 has been completed by Amity Township SEO, Steve Loomis. Mr. Tarewicz moved seconded by Mr. Buckwalter to approve the signature of Terry Jones, Chairman to Component 4A.

Motion carried unanimously.

Zoning

Jason Menkins – 105 Meadowside Dr – Fireworks Storage Container

Mr. Menkins explained that he is a hobbyist and currently has a newly certified Type 4 storage container located on his property for the storage of fireworks.

Mr. Loomis stated that, under the recently adopted ordinance prohibiting sea containers, the storage container is considered noncompliant and therefore in violation of the ordinance.

The Planning Commission reviewed the application, along with letters submitted by neighboring property owners expressing support for the container. Mr. Jones advised Mr. Menkins that it would be beneficial for those individuals supporting the application to attend the hearing and provide testimony in person, as such testimony would carry greater weight than written letters alone.

Mr. Weller moved, seconded by Mr. Flatley, to recommend approval of the application. *Motion carried unanimously.*

Linda & Greg Keinert- 102 Letort Lane – Chickens

The Planning Commission acknowledged the application; however, with no representative present to discuss the request or answer questions, the Commission agreed to offer no comment on the application at this time.

Top Flight Property Management(Shoot Angry) 4111 Ben Franklin Hwy

Ms. Cheryl Allerton, Esq., stated that the applicant's parking needs have been reviewed and determined that 20 parking spaces would be more than adequate to accommodate the proposed use.

Discussion followed regarding the building design and the potential for future expansion to include an indoor shooting range. Mr. Jones advised that the stormwater detention basin be designed with the future expansion in mind to reduce costs if the project is expanded at a later date.

Mr. Flatley moved, seconded by Mr. Weller, to grant a favorable recommendation to the Zoning Hearing Board. *Motion carried unanimously.*

Joint Comprehensive Plan

Nothing to review at this meeting.

Ordinances being considered for modification:

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Cluster Development:

The Board of Supervisors will vote on the proposal at their meeting June 17, 2026.

Electronic Signs:

Mr. Boland reported that he has a draft prepared and will review it with Mr. Bingaman and Mr. Weber prior to submitting it for Planning Commission consideration.

Mr. Boland explained that the draft ordinance was prompted by a political sign observed within the Township that appeared to be in violation of current regulations. The proposed ordinance will update and revise the Township's sign ordinance to ensure compliance with current case law.

Highway Commercial (Commercial & Residential combination building)

Mr. Boland, Mr. Weber, and Mr. Bingaman discussed a proposed ordinance that would allow the combination of residential and commercial uses within the same building in the Commercial District.

The current discussion indicates that no lot under three (3) Highway acres would be eligible for this type of development, and that larger lots could be permitted based on a percentage of allowable residential and commercial use relative to lot size.

Mr. Flatley stated he has conducted extensive research on this topic and found no consistent ordinance model to use as a direct template. He further noted that the building constructed by Mr. Fister could serve as a strong model for future expansion of this concept.

Mr. Jones stated that the Amity Township Commercial District is difficult to develop due to the center median concrete barrier, which limits cross-access along the highway. He added that this type of mixed-use building would be best suited for corner lots or intersection locations.

Mr. Boland, Mr. Weber, and Mr. Bingaman will meet again to further discuss the proposal and will present a draft ordinance for Planning Commission review.

OTHER PLANNING COMMISSION ITEMS

None

CORRESPONDENCE

None

PUBLIC COMMENT

Mr. Thomas Glutz, 1220 E. Ben Franklin Highway, inquired whether his neighbor could utilize the rear portion of his property to access the neighbor's own property for parking purposes.

The Planning Commission reviewed an aerial photograph of the property and determined that such an arrangement did not appear to be feasible.

Mr. Loomis agreed to further investigate the site conditions, including potential renovations and parking feasibility, to better evaluate the request.

Adjournment

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Mr. Tarewicz moved, seconded by Mr. Buckwalter to adjourn the meeting at 8:13PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary