

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

August 13, 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. Weller, Vice Chairman, with the pledge to the flag. The following people were in attendance:

Commission

Paul Weller, Vice Chairman

Dwight Buckwalter

Thomas Flatley

Jason Tarewicz

Staff

John Weber P.E., LTL Consultants, LTD.

Julie Pandich, Esq., Kozloff Stoudt, Solicitor

Troy Bingaman, Amity Township Manager

Kathie Benson, Amity Township Planning Secretary

Announcements

Mr. Weller announced that a Public Hearing for the Joint Comprehensive Plan will be held at the Amity Township Meeting Room on Wednesday, August 19, 2026, at 6:30 p.m., for the purpose of accepting public comment and possibly adopting the 2026 Joint Comprehensive Plan.

Public Comments

None

Approval of Minutes:

Mr. Buckwalter moved, seconded by Mr. Flatley, to approve the minutes of the Regular meeting held on July 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. Boyer reported that the proposed easements and related notes have been reviewed and approved by Mr. Boland and Mr. Weber. The signed plans have been provided to the Township.

Mr. John Miravich, Esq., reported that a signature is still needed on one of the easements. He expects to have all easements properly executed and presented to the Township prior to the Board of Supervisors meeting on Wednesday, August 19, 2026. Mr. Boyer requested approval of the plan.

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Mr. Flatley moved, seconded by Mr. Buckwalter, to grant conditional Final Plan approval, provided that the conditions stated in LTL Consultants, Ltd.'s letter dated July 31, 2026, are satisfied and all signed easements are received. *Motion carried unanimously.*

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

Mr. Boyer reported he is awaiting signatures to the Escrow and Improvements Agreements by the owner.

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

F.M. Brown's Sons, Inc-Concept Plan

Mr. Austin Egolf presented three concept plans for the construction of a truck shop on three different properties owned by the applicant in Amity Township. Mr. Egolf explained that they are seeking to locate the truck shop in a more convenient and centralized location for their various business operations. Currently, if a truck located in Birdsboro needs to be serviced at their existing shop in Sinking Spring, it takes approximately 30 minutes to transport the truck to the facility. The properties in Amity Township would provide a more central location for their operations.

Mr. Weber advised Mr. Egolf that a Zoning Variance would be required, as all three proposed locations are located within the RC District, where a truck shop is not currently a permitted use.

The Planning Commission reviewed the three proposed locations and agreed that the truck shop appeared to be a feasible concept at any of the proposed sites. Mr. Weller advised Mr. Egolf to contact a Civil Engineer to evaluate the three properties and determine which site would be most suitable for the proposed use, and then proceed accordingly.

There were no objections expressed by the Planning Commission members to the concept of locating the truck shop within Amity Township.

St George Self Storage-Hill Rd & 422W-Demeter Capital LLC-Crossroads Group LLC-Preliminary Plan

Mr. Boyer reviewed the proposed plan with the Planning Commission. It is designed with 11 buildings and the same plan as seen before with the Zoning Variance Application. Mr. Flatley moved seconded by Mr. Tarewicz to accept the plan for review. *Motion carried unanimously.*

Zoning

Nothing to review at this meeting.

Joint Comprehensive Plan

Announced during announcements there is a Public Hearing scheduled in the Township office Wednesday August 19 at 6:30PM to adopt.

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Ordinances being considered for modification:

Electronic Signs

Data Centers

Mr. Bingaman distributed the proposed ordinances that have been discussed with Mr. Boland, Mr. Weber, and himself, as requested by the Planning Commission. He asked all Planning Commission members to review the proposed ordinances and bring their comments and recommendations to the September meeting for further discussion and review.

Highway Commercial (Commercial & Residential combination building)

Mr. Bingaman discussed the need for Mr. Boland, Mr. Weber, and himself to meet one more time to review the proposed ordinances prior to presenting them to the Planning Commission.

OTHER PLANNING COMMISSION ITEMS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

Adjournment

Mr. Buckwalter moved, seconded by Mr. Flatley to adjourn the meeting at 7:29PM. *Motion carried unanimously.*

Respectfully submitted,

Kathie A Benson

Amity Township Planning Commission Secretary