

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday September 10, 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 7:00 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.

Brian Boland, Esq., Kozloff Stoudt, Solicitor

Troy Bingaman, Amity Township Manager

Announcements

None

Public Comments

None

Approval of Minutes:

Mr. Buckwalter moved, seconded by Mr. Tarewicz, to approve the minutes of the Regular meeting held on August 13, 2026, as presented. *Motion carried unanimously.*

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

No discussion at this meeting.

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

St. George Self Storage Preliminary Plan

Original Submission 08.13.26; expires 11.12.26

Mr. Boyer, Boyer Engineering/Crossroads Group was present with his client to review the LTL review letter dated 9/3/26. He stated the development would consist of approximately 300 units with some climate-controlled units. He stated the facility would be fenced with chain link style fence and have an automated access gate. Mr. Boyer stated they would seek a waiver for installing vertical curbs as they do not need them for traffic control or stormwater. Mr. Boland questioned this waiver request and asked what the monetary savings would be. Mr. Weber stated the curbs should be considered, at a minimum, for the entrance. Mr. Boyer stated this would be addressed with the PennDOT permit. Mr. Boyer stated there would be no physical office nor facilities so they would not be connecting to water or sewer. He also asked if the plan was forwarded to the Fire Marshal for

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review? Relative to the landscape plan, street trees and buffering, Mr. Boyer stated the site is surrounded by woods. It was agreed some street trees should be planted in the islands along the frontage of the site. Mr. Boyer stated a lighting plan would be submitted for review. The applicant stated wall mounted lights on the buildings would be their solution rather than high lights shedding glare onto SR 422. Mr. Boyer state the 60" CMP culvert under Hill Road appears to be in need of a replacement at an estimated cost of \$150,000. He stated that previous conversations included use of the traffic impact fee towards this improvement. Mr. Boyer estimates this to be between \$5-\$6k. He stated his client would be willing to further discuss how they can partner with the Township. Lastly, Mr. Boyer stated there was a new wrinkle in that the Berks County Planning Commission identified the site as "core habitat area" of Monocacy Hill per the County Natural Heritage Inventory. He will need to see what this entails.

Shoot Angry Preliminary/Final Plan

The plan proposes the construction of an 8,000 SF commercial building on a 2.14-acre property located on Ben Franklin Highway West, with 20 parking spaces, access driveway, landscaping and stormwater management improvements.

Motion by Mr. Flatley, seconded by Mr. Tarewicz to accept the Shoot Angry Land Development Preliminary/Final Plan for review in accordance with the recommendation of Mr. Weber. Motion carried unanimously.

Zoning

Nothing to review at this meeting.

Ordinances being considered for modification:

Sign Ordinance Amendments: Mr. Boland reviewed the amended sign ordinance, indicating many of the changes were a result of the ACLU objecting to the constitutionality of the current regulations. He stated the revisions make the ordinance content neutral to alleviate the concerns of the ACLU. In addition, changes were proposed a year or so ago to relax the restrictions on digital signs to allow use of current technology without allowing strobing or rapid flashing.

Motion by Mr. Flatley, seconded by Mr. Buckwalter, to recommend the Supervisors consider adoption of the amended sign ordinance as presented by Mr. Boland, adding a minimum five (5) second interval between message changes. Motion carried unanimously.

Highway Commercial (Commercial & Residential combination building)

Mr. Boland reviewed the draft Ordinance to address the allowance of mixed use in the Highway Commercial (HC) zone. He stated after looking at other municipal ordinances and recent development in Amity, we concluded there should be a tiered approach to residential vs commercial components (within the same building), based on parcel size. The proposed ordinance also would eliminate the allowance of residential development in the 422 Overlay District. After a lengthy discussion the Commission felt additional conversation should be had relative to these changes and whether the mixed use should be permitted in separate buildings, whether the HC zoning is appropriate along Limekiln Road, if we truly want to eliminate a residential component in the 422 Overlay district or merely state it needs to be in combination with other uses allowed. Another question raised was whether the 422 Overlay should be expanded to parcels less than 50 acres – i.e.: set that acreage at 20 or something workable along the corridor. The Commission agreed to continue this discussion at the next meeting.

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Data Centers: Mr. Boland reviewed a draft Data Center Ordinance, modeled off one his office and LTL had drafted for Washington Township. He reviewed the details of the draft, allowing them in the Light Industrial Office (LIO) zone and suggested we get something in the books. He stated this could be further amended in the future. As an alternative Mr. Boland stated the Supervisors could choose to invoke a Curative Amendment to halt any potential applications until we can get regulations in place. The Commission felt additional review was needed before a public hearing is held. ***Motion*** by Mr. Flatley, seconded by Mr. Buckwalter to recommend the Supervisors adopt a Curative Amendment Resolution to allow six (6) months to get regulations in place. Motion carried unanimously.

OTHER PLANNING COMMISSION ITEMS

Imagine Berks Comprehensive Plan: Mr. Bingaman referred to a letter from the Berks County Commissioners requesting our review of the Southern Highlands Region Imagine Berks Comprehensive Plan update. He asked the Commission members to review the same so we can determine if comment is warranted.

F.M. Brown's Fleet Garage: Mr. Bingaman updated the Commission on F.M. Brown's intention to proceed with planning for a Fleet Garage on one of their properties in Amity.

CORRESPONDENCE

None

PUBLIC COMMENT

None

Adjournment

Mr. Buckwalter moved, seconded by Mr. Tarewicz, to adjourn the meeting at 8:55 PM. *Motion carried unanimously.*

Respectfully submitted,

Troy G. Bingaman

Township Manager