AMITY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday October 08, 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. 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
Kathie Benson, Amity Township Planning Commission Secretary

Announcements

None

Public Comments

None

Approval of Minutes:

Motion made by Mr. Weller, seconded by Mr. Tarewicz, to approve the minutes of the Regular meeting held on September 10, 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

No discussion at this meeting.

St. George Self Storage Preliminary Plan

Original Submission 08.13.26; expires 11.12.26

Motion made by Mr. Weller, seconded by Mr. Tarewicz to accept Time Extension to December 31, 2026 as granted by the Applicant. Motion carried unanimously.

Shoot Angry Preliminary/Final Plan

Original Submission 09.10.26; expires 10.08.26

Mr. McCarthy and Mr. Jeffrey Labombard discussed the following items in LTL, Consultants, LTD review letter dated October 2, 2026:

CONFORMANCE WITH THE ZONING ORDINANCE

1. *The zoning data on Sheet 2 must be revised to list the Public or Community Sewage Facilities regulations in the table in Section 405(d). The setbacks must also be revised on the plans to conform with these regulations. The western edge of the parking lot and the proposed retaining walls along the eastern and western property lines must be relocated so they do not fall within the required 20' improvement setback.*

Mr. McCarthy stated that they would shift the parking lot and ensure that the wall within the setback does not exceed 4 feet in height. They will explore locating the parking in the center of the site and make every effort to comply with the requirements.

CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

6. It is noted that there are "building ruins" on the property that extend over the property line. This matter should be discussed and rectified as part of this plan. (Section 402(c)()4)).

Mr. Labombard agreed to remove the concrete slab.

7. It must be clarified if there is an easement associated with the overhead wires that run through the property (Section 402(c)(7)).The plan also proposes relocating a pole associated with this utility line.

Mr. McCarthy stated that they are working with Met-Ed to verify whether the electric line is active and to clarify this detail. If the line is still active, they will provide an easement as required. The applicant must obtain permission from the applicable utility company to relocate this pole.

CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE

1. *Section 301(e)- A means of conveying the stormwater discharge from the stormwater management basin and the access driveway swales to the existing pipe under Route 422 must be provided. It is noted that this will require a means of conveying the stormwater discharge under the driveway on the neighboring property.*

Mr. McCarthy and Mr. Labombard agreed to explore potential solutions to resolve the issue. Mr. Weber recommended installing a pipe to manage the water runoff. He noted that the proposed site development would generate additional runoff, which is prohibited under the applicable ordinance. He further explained that installing the pipe within the PennDOT right-of-way would require PennDOT authorization, while installation on the neighboring property would require an easement.

Mr. McCarthy presented a letter dated 10.08.26 re: Three(3) waiver requests. The Planning Commission reviewed the requests as follows:

1. *Waiver of Section 27-305-The owner request a waiver of Section 305 and be allowed to submit a Combined Preliminary and Final Plan. Given the small nature of the project, we feel that combined preliminary/final plan submission be appropriate.*
2. *Waiver Section of 507(a)(3)- The owner requests a waiver from Section 507 to provide curbing within the site. To reduce project costs, the owner would like to install concrete wheel stops in lieu of vertical curbing.*
3. *Waiver Section 25-307(a)- Stream Bank Erosions Requirements. The owner requests a waiver from Section 307 to design a BMP to detain the proposed conditions 2-year, 24-hour design storm to the existing conditions one-year peak flow using the SCS Type II distribution.*

Motion made by Mr. Weller, seconded by Mr. Flatley, to approve Waiver Requests Nos. 1 and 2, and table Waiver Request No. 3 for further review at a later date. Motion carried unanimously.

Mr. Weber stated that Waiver Request No. 3 would require further review by him prior to approval or denial.

Barrasso Excavation-93 Ben Franklin Hwy

Mr. Matt Barrasso requested that the Planning Commission review his proposed use of 63 Ben Franklin Highway as a light construction business. The property, formerly known as the Dotterer Auto property, is being considered for lease by Mr. Barrasso.

Mr. Barrasso explained that he intends to use the facility temporarily for approximately two to three years while he develops a permanent location for his business, as he is required to relocate from his current site. The proposed use would be limited to repairing his construction equipment. He stated that he does not intend to store equipment at the property, as his goal is to complete repairs and return the equipment to the job site as soon as possible.

The Planning Commission expressed support for the proposed business use at this location and advised Mr. Barrasso to apply for a Conditional Use Hearing before the Board of Supervisors. Mr. Barrasso was also advised the owner of the property must be a part of this application.

Thomas Braunsberg-400 Monocacy Creek Rd

Mr. Braunsberg is proposing to construct a second garage on the property. The additional driveway would provide access to the proposed garage and was identified as the only feasible alternative location for the additional access point on the site.

Motion made by Mr. Flatley, seconded by Mr. Weller, to recommend approval of a waiver to Section 27-509(g) to permit a second driveway at this location. Motion carried unanimously.

Zoning

Jimmy Garner-105 Grays Run Lane-Garage

The Planning Commission reviewed the application for the placement of a prefabricated detached garage along the property line. Mr. Garner advised that the proposed garage would be located within one foot of the property line and that the adjoining neighbor had no objections to the proposed location.
Motion made by Mr. Flatley, seconded by Mr. Weller, to recommend approval of the requested Zoning Variance to permit the garage to be located as shown in the application. Motion carried unanimously.

Jennifer Bowen/Hyres-220 N Main St-Garage

The Planning Commission reviewed the application for the construction of a second garage on the applicant's second property.
Motion made by Mr. Weller, seconded by Mr. Buckwalter, to recommend approval of the requested Zoning Variance to permit a detached accessory garage to be located as shown in the application. Motion carried unanimously.

Ordinances being considered for modification:

Highway Commercial (Commercial & Residential combination building)

Mr. Flatley shared a model ordinance from another municipality for the Planning Commission to review and consider adapting to meet the needs of Amity Township. He noted that allowing a combination of commercial and residential uses on commercial lots could be beneficial but questioned whether the uses should be permitted within the same building or on the same lot.

The Planning Commission may wish to consider allowing mixed-use development on the same lot, with specific requirements addressing the ratio of commercial to residential uses, building sizes, and minimum lot size.

Mr. Boland, Mr. Weber, and Mr. Bingaman agreed to review the ordinance and discuss potential provisions for consideration by the Planning Commission.

Data Centers

Mr. Flatley shared a model ordinance from York County for the Planning Commission to review and consider adapting to include provisions that would benefit Amity Township.

Mr. Boland reviewed a draft Data Center Ordinance modeled after an ordinance previously drafted by his office and LTL. He reviewed the proposed provisions, which would permit data centers within the Light Industrial Office (LIO) zoning district. Mr. Flatley asked whether the Planning Commission would consider allowing data centers in the PBOI district as well. The Planning Commission was not in favor of permitting data centers in that district.

Mr. Weller stated that he had conducted extensive research on data centers and noted that newer facilities are increasingly designed to be self-contained. He asked whether restrictions could be incorporated into the ordinance to help minimize the potential impacts on Amity Township residents with regards to noise, water and electric. Mr. Weller also expressed interest in visiting a newly constructed data center to assess the noise levels firsthand.

Mr. Boland, Mr. Weber, and Mr. Bingaman agreed to review the draft ordinance and consider provisions that could be incorporated into the Township's ordinance. Mr. Boland noted that the Township is open to reviewing other model ordinances and selecting provisions that best meet the needs of Amity Township.

OTHER PLANNING COMMISSION ITEMS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

Adjournment

Motion made by Mr. Weller, seconded by Mr. Jones, to adjourn the meeting at 8:25 PM. *Motion carried unanimously*.

Respectfully submitted,

Kathie Benson
Amity Township Planning Secretary