

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
PUBLIC HEARING ON TEXT AMENDMENTS
TO ZONING ORDINANCE OF 2009, AS AMENDED
FEBRUARY 18, 2025**

The Public Hearing for the proposed text amendments to the Zoning Ordinance of 2009, as amended, was called to order by President Lisha Rowe at 6:00 p.m. Other Commissioners in attendance were Vice President Greg Miller, Andy Donnell, and William B. Miller. Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Superintendent of Public Works Robert McNichols, Jr., Asst. Superintendent of Public Works Michael Yost, Jr., Manager/Secretary Jeanne E. Johnston, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer, and Court Reporter Jolene N. Remus. Commissioner David J. Batdorf arrived at 6:23 p.m.

NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes (resolution no. 301). The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Commissioners. While public comments will be given due consideration, immediate responses will be made at the discretion of the Commissioners.

After the Pledge to the Flag, Ms. Rowe turned the Public Hearing over to Atty. Frankowski.

Atty. Frankowski explained that the purpose of the special meeting is to conduct a Public Hearing for the proposed text amendments to the Zoning Ordinance of 2009, as amended. She clarified that this was the action of the Board and not pursued by any other entity.

Atty. Frankowski explained the procedure for the hearing. She reminded everyone that the court reporter was recording the meeting.

Atty. Frankowski entered Township Exhibits into evidence:

Exhibit 1 – Proposed Amendment

Exhibit 2 - Proof of Publication of the Public Hearing

Exhibit 3 – Affidavit of Mailing to the Berks County Planning Commission and Cumru Township Planning Commission

Exhibit 4 - Affidavit of Posting of the notice of the Public Hearing

Exhibit 5 - Affidavit of Mailing of notices to affected property owners

Exhibit 6 – Review Letter from the Berks County Planning Commission, dated today February 18, 2025

Atty. Frankowski read the first paragraph of the proposed ordinance which contained all the amendments to the current Zoning Ordinance of 2009 as previously amended. She explained that there had been 13 drafts and that she had worked closely with Ms. Johnston and Mr. Hoffman of GVC. Berks County Planning Commission (BCPC) had a phone conference with Township staff before submitting the final review letter. The Cumru Township Planning Commission had offered suggestions and had also viewed the various versions.

Mr. Greg Miller asked questions pertaining to short-term rentals (page 7), noise/light (page 11), hayrides (page 12), number of employees for agritourism (page 13) and proposed location for mounting Accessory Wind Energy Systems (page 25). Each question was addressed.

Mr. Donnell continued the conversation about limiting the number of unrelated full-time employees for agritourism to 4. It was agreed that increasing the number to 10 would be a de minimus change and would not require new advertising.

Ms. Johnston addressed the BCPC short-term rental concerns. Home based businesses fill out annual forms for the Township.

PUBLIC

Attendance: Gerald Potochnik, Ben Fisher, Marv Zimmerman, Bev Leonti, Greg Leonti, Sue McCoy, Dave McCoy, Ruth O'Leary, Geoffrey Litwin, Kathy Roland, Levi S. Lapp, John King, David Kurtz, and Mark Ferrero.

Ben Fisher, a resident of Holly Lane, addressed the Board. He stated that he liked the short-term rental requirement of having a contact person. He thought 4 guests per acre and 10-acre minimum lot size for retreat centers was too limiting.

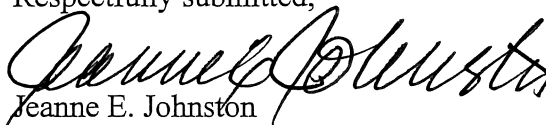
Mr. Fisher wanted to address the MUGC changes. The previous Board thought that the MUGC district was a good idea. He cautioned against taking predatory actions against previously approved plans that had met the requirements in effect at the time of approval.

No one else from the public wished to speak.

Atty. Frankowski announced that enactment of the proposed Zoning Ordinance text amendments would take place during the regular meeting as advertised.

THE PUBLIC HEARING WAS CONCLUDED AT 6:30 P.M.

Respectfully submitted,


Jeanne E. Johnston
Manager/Secretary