

Amity Township Board of Supervisors
Public Hearings

October 1, 2025

Call to Order/Pledge to the Flag

The October 1, 2025, Public Hearing for the *SALDO Ordinance Amendment*, held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 6:00PM, by Chairperson Kim McGrath. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson
Dave Hackett, Vice Chair
Paul Weller
Terry Jones
Kevin Keifrider

STAFF

Brian F. Boland, Kozloff/Stoudt Attorneys
Troy S. Bingaman, Manager
Pamela Kisch, Township Secretary

A stenographer was present for the hearing. The stenographer's transcript shall be the official record of this hearing.

Mrs. McGrath turned the hearing over to Mr. Boland at 6:00PM.

Mr. Boland stated this was the time set aside for a Public Hearing to consider amendments to the SALDO and introduced Exhibits 1-11 into the record. Mr. Boland stated the proposed Ordinance amends the location of parking areas in relation to buildings, sidewalks, utilities and curbs. Proposed amendments remove the 15-foot requirement from buildings; and changes the requirement for trees to be a minimum of 10 feet from curbs and sidewalks, 15 feet from overhead utilities and 10 feet from underground utilities respectively.

Mr. Boland asked if the Supervisors had any questions. Hearing none, Mr. Boland asked if the public had any questions. Hearing none, Mr. Boland stated the Ordinance was ready for adoption.

Mr. Jones moved, seconded by Mr. Hackett to adopt *Ordinance #349* as presented. Motion passed unanimously.

Mr. Boland closed the Public Hearing to adopt the SALDO Amendments at 6:08PM.

The October 1, 2025, Public Hearing for the *Conditional Use Application of J. Lynn Property Holdings* held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 6:10PM, by Brian Boland, Esq. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson
Dave Hackett, Vice Chair
Paul Weller
Terry Jones
Kevin Keifrider

STAFF

Brian F. Boland, Kozloff/Stoudt Attorneys
Troy S. Bingaman, Manager
Pamela Kisch, Township Secretary

A stenographer was present for the hearing. The stenographer's transcript shall be the official record of this hearing.

Mr. Boland stated this was the time set aside for a Public Hearing to consider the Conditional Use Application of J. Lynn Property Holdings, to allow a wedding venue at 1514 Weavertown Road, which is currently owned by Michael Spletzer.

Mr. Boland asked for parties of interest. None were present. Mr. Boland introduced Township Exhibits 1-9 into the record. Mr. Boland turned the hearing over to the applicant at 6:15PM.

Elizabeth Vanasse, of Barley Snyder, stated Robert (Bobby) and Jenn Jacobs received Zoning variances for Section 32-949 for the 18.45-acre parcel across from Arrowhead Golf Course. The property currently has an agricultural use and is in the Planned Business Office/Industrial (PBOI) Zoning District. The property is mostly vacant farmland with several outbuildings. Ms. Vanasse stated the applicant applied for the Conditional Use, as "wedding venue" is not defined in the Ordinance. The application proposes construction of a glass atrium and accessory building with a stoned façade to be used as Bridal and Groom Suites for getting ready, a warming kitchen, an office for the Jacobs, restrooms and a small outdoor patio space, with an adjacent parking lot of 150 total spaces: with 69 gravel spaces, 6 ADA compliant paved spaces and 75 overflow grass parking spaces. Ms. Vanasse stated the ZHB granted (2) variances; to not require public water and sewer; and, to not require asphalt for the access drive and parking spaces.

The following were sworn in together: Bobby and Jenn Jacobs, Steve Hackett (Site Design Concepts) and Mike Jones (Conestoga Buildings/Construction). Mr. and Mrs. Jacobs testified they are co-owners of J. Lynn Property Holdings. Mr. Jacobs testified he is also the President of J. Lynn Property Holdings and was authorized to attend and testify on its behalf.

Mr. Jacobs testified to the following:

Mr. and Mrs. Jacobs would be owners/operators of the wedding venue. The average size of a wedding in the US is 136 people. Ms. Vanasse entered the Traffic Study done into the record as Applicants Exhibit #1. Parking was planned as 1 car for every 2.5 people, figuring most guests would come in groups or use ride sharing. For larger events, overflow grass parking spots would be utilized. The

estimated number of employees would be 5 to 8, with catering accounting for 1 staff member for every 10 guests. The bridal party would arrive around 8:00-9:00AM, ceremony would be at 4:00PM and reception would end around 10:00-11:00PM. The ceremony and cocktail hours would be held outside when possible, but during bad weather would be held inside the glass atrium. Ceremonies would be held on Fridays, Saturdays and Sundays. Ms. Vanasse entered an Agreement of Sale into the record as Applicants Exhibit #2. Mr. Keifrider asked if there could be other events held there. Mr. Jacobs stated they would like to partner with the community to hold other events as well.. Derek Dissinger, Esq, stated that in many other Ordinances, the term wedding venue and event facility were used interchangeably, but in Amity it is not. Mr. Boland recommended the applicant amend the application to include events other than weddings. Mr. Jacob agreed. The Bord had no objections. Mr. Boland asked if any member of the public had any objection. There was no objection.

Steve Hackett, landscape architect for Site Design Concepts (SDC), testified he prepared the site plans. Mr. Hackett stated he used 1 parking space per 2 guests at the direction of the Township Engineer. Mr. Hackett testified they discussed different ways the 25,000SF of grass parking spaces could be prepared but nothing was decided at this time. Some re-grading would be required, but it's currently at 2% now and would be very suitable. After a lengthy discussion regarding the number of parking spaces and gravel versus grass, Mr. Boland stated parking spaces would be handled through the Land Development process. Mr. Jones stated he feels this use would provide value to this area and feels the size of weddings may be closer to 200 to 300 people and parking would be reviewed during the Land Development process. Mr. Dissinger testified he would comply with lighting requirements. The traffic study indicated minimal impact on Weavertown Road because trips would be generated during off-peak hours. There would be approximately 1,000' or more between the wedding venue and the closest residential home.

Mike Jones, Conestoga Buildings provided the following testimony: The glass atrium would be 65'x82' steel frame with all glass sides. The back building would be made of limestone veneer and composite siding. That building would house the Bridal/Groom suites, restrooms, mechanical closet, office space and warming kitchen.

Mr. Jacobs testified to the following: The wedding venue/event use would be in the spirit, purpose and intent of the Ordinance and aligns with the goals, objectives and policy of the Joint Comprehensive Plan. Mr. Jacobs testified he would comply with all State and Federal Laws as well as all Township Ordinances. Mr. Jacobs testified he did not feel the use would negatively affect or would cause any safety issues and agreed to a hard stop time for entertainment of 11:00PM.

Mr. Boland asked if there were any questions from the public, or if there were any Parties of Interest with questions or comments. Scott Stepp, Weavertown Road (and former Supervisor), entered the meeting room. Mr. Stepp stated he didn't realize the meeting began before 7:00PM and had attended the Planning Commission and Zoning Hearing. Mr. Stepp stated he didn't know if other testimony had been given. Mr. Boland provided a review of the issues: 1) parking asphalt, gravel and/or grass, 2) the applicant would comply with all SALDO lighting, 3) noise, 4) events would conclude between 10:00 and 11:00 with a hard cut-off of 11:00PM. 5) Other types of events could be held there. The applicant requested the application be amended and the amendment was approved. Mrs. McGrath stated there wouldn't be an adverse effect on traffic because traffic would be generated off-peak. Mr. Stepp was provided with a copy of the Traffic Study. Mr. Boland stated many of these items will be flushed out during the land development process. Mr. Keifrider asked if the junk cars were being removed. Mrs. Jacobs stated the current owner will be required to take anything he wants within

90 days of sale. Mr. Jacobs stated they will take care of anything that remains.

Mr. Boland asked if the Board had any further questions. Hearing none, Mr. Boland introduced Township Exhibits 1-9 and Applicants Exhibits 1-2 into the record and concluded the hearing at 7:05PM.

Mr. Boland stated deliberation could be done in the meeting room or separately. Mr. Boland stated the following conditions would be set:

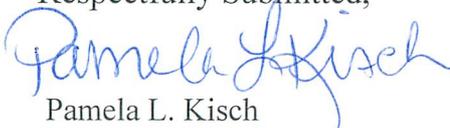
- 1) Owners comply with all SALDO/Zoning Ordinances,
- 2) 11:00PM cutoff for entertainment (If the Noise Ordinance is violated the applicant would be held responsible).
- 3) Address the number of stoned parking spaces as part of the land development process.

Mr. Keifrider asked how alcohol would be handled. Mr. Boland stated the applicant would need to comply with all PLCB rules and regulations and would be a completely separate process and Public Hearing. Mr. Dissinger stated caterers will generally handle the license. The wedding party could also provide their own. The liquor code prohibits the sale of liquor. Should Jacobs move forward with a winery or wish to sell liquor, that involves a manufacturing license.

Mr. Jones moved, seconded by Mr. Keifrider to approve the Conditional Use, with the conditions presented by Mr. Boland. Motion passed unanimously. Mr. Boland stated the Conditional Use was approved, and the 45-day requirement for a written decision was waived by the applicants. A full written decision and order will be issued once the transcript is received. Mr. Boland stated a letter will be prepared for the applicant confirming the approval of the Conditional Use.

Mr. Boland closed the hearing at 7:13PM. Mr. Jones moved, seconded by Mr. Weller to recess the meeting for 15 minutes. Motion passed 5-0.

Respectfully Submitted,



Pamela L. Kisch
Township Secretary