

Amity Township Board of Supervisors
Public Hearing

May 6, 2026

Call to Order/Pledge to the Flag

The May 6, 2026, Public Hearing for the Cluster Development Ordinance Amendment was held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 6:00PM, by Chairperson Kim McGrath followed by the pledge to the flag. 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
Kathie Benson, Planning Commission Secretary
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 Public Hearing over to Mr. Boland at 6:01PM.

Mr. Boland stated this was the time set aside for a Public Hearing to consider the *Cluster Development Ordinance Amendment*. Mr. Boland explained the Public Hearing Process: Township Exhibits will be entered into the record, after which public comments about the proposed Ordinance will be taken. Mr. Boland asked residents speak one person at a time and provide their name and address for the record before making comments or asking questions. Mr. Boland stated the Supervisors may consider adopting the Ordinance at the end of the Public Hearing or act within 90 days per the Municipalities Planning Code.

Mr. Boland stated the Ordinance proposes to amend Chapter 32 Section 401 to allow Cluster Development in the Rural Conservation (RC) and Low Density Residential (LDR) Zoning Districts, as a Use Permitted By Right for developments containing 10 contiguous acres or more. When public water and sewer systems are provided, in the LDR a minimum of 50% of the gross area shall be set aside as common open space. and in the RC, where public water and sewer are provided, a minimum of 60% of the gross area shall be set aside as common open space. If on-lot septic disposal (including on-lot disposal systems) and/or on-lot water wells are provided, a minimum of 40% of the gross tract area shall be set aside as common open space. No more than 50% of the common open space shall be located on lands within the Environmental Protection Overlay District. Mr. Boland reviewed the maximum density specifications for RC and LDR would be .5 dwelling units/acre with on-lot septic and/or well; and 1.0 dwelling units/acre with public sewer and water. Mr. Boland summarized the zoning requirements of lot sizes and setbacks for the RC and LD for Cluster Development. Mr. Boland stated the proposed Amendment was sent to the Berks County Planning

Commission who reviewed the same and had no adverse comments. Mr. Boland entered Township Exhibits 1 through 8 into the record.

Mr. Boland asked if the Board members had any questions regarding the proposed Zoning Ordinance. Hearing none, Mr. Boland turned the hearing over to the public for comments about the proposed Zoning Ordinance.

Thomas Voelker, Daniel Boone School District Superintendent, provided testimony from the school district's perspective of the proposed Zoning Ordinance Amendment, relative to enrollment and student impact.

The following residents were in attendance, most of whom provided comments in opposition of the proposed Zoning Ordinance Amendment:

Ronald Bolam, 141 Worman Rd.
Eric Chellquist, 1296 Weavertown Rd.
Samantha Cianfarano, Slate Run Rd.
Richard Cooper, Limekiln Rd.=
Brandon Crome, 414 Amity Park Rd.
Ron Curtis, 203 Geiger Rd.
Kelsey Deihm, 1704 Weavertown Rd.
Neal Fisher, 9 Geiger Rd.
Tom Flatley, 472 Old Swede Rd.
Mike Frederick, Limekiln Rd.
Chuck Fries, 7439 Boyertown Pike
Kathy Grier, Aviemore Ln.
Betsy Groller, Worman Rd.
David Havrilla, Old Swede Rd.
Connor Johnson, 187 Amity Park Rd.
John Ketcham, 267 Geiger Rd.
Rick Kisch, 1754 Weavertown Rd.
John Kunz, 187 Geiger Rd.
Jay Linsenbigler, 404 Amity Park Rd.
Janyse Madsen, 1264 Weavertown Rd.
Steven McArtor, 4 Yellowhouse Dr.
Clifford Moore, 275 Geiger Rd.
Jonathan Moore
Scott and Alison Myer, 206 Woodbridge Ln.
Paul Shomper, 1500 Weavertown Rd.
Pauline Smith, Amity Park Rd.
Kim Tessier, 416 Amity Park Rd.
Michael Thompson, Old Swede & Monocacy Hill Rds.
Jim Wentzel, 451 Hill Rd.
Bobby Yanos, 343 Amity Park Rd.

Ms. Deihm stated she wasn't informed about the development of Highland Place and had concerns about how much of her property was being taken due to the new retaining wall being built. Mr. Boland stated he heard the concern and her question is an important one; however, the Public

Hearing is being held strictly for the purpose of the proposed Zoning Ordinance and recommended Ms. Diehm contact the Township office to address her concerns and questions.

Mr. Fries addressed several concerns and directed questions toward the Board.

Mr. Flatley addressed the public providing his perspective as a developer of one of the parcels identified in the RC Zoning District and as a Planning Commission member.

Mr. Keifrider responded to Mr. Fries' comments and questions. Mr. Fries entered Fries Exhibits 1 through 4. Mr. Boland reminded Mr. Fries the Exhibits should have been Certified Copies.

Mr. Boland asked if the Board had any further questions or comments. Hearing none, Mr. Boland officially entered Township Exhibits 1 through 8 into the record and Fries Exhibits 1 through 4 into the record.

At 7:45PM, Mr. Boland closed the hearing portion of the meeting.

Mr. Boland stated Board of Supervisors could vote to adopt or not adopt the Zoning Ordinance Amendment as presented; or the Board may choose to make a decision within the next 90 days, per the Municipal Planning Code. The Board was in agreement not to take a vote at this time.

Mr. Boland stated there would be no vote this evening. If the Board takes no vote within 90 days, the Zoning Ordinance Amendment would not pass. Otherwise, the vote would be scheduled at a regularly scheduled Board of Supervisors meeting held on the third Wednesday of each month; or, at a Special Meeting which would be advertised accordingly. The Board agreed to take the vote at a regularly scheduled Board of Supervisors meeting in May, June or possibly July.

Mr. Boland closed the Public Hearing at 7:47PM. Mr. Jones moved, seconded by Mr. Weller to close the meeting. Motion passed 5-0.

Respectfully submitted,



Pamela L. Kisch
Township Secretary