

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT**

JULY 20, 2021

A public hearing on a zoning ordinance amendment before the Cumru Township Board of Commissioners was called to order by President William B. Miller at 6:30 p.m. Other Commissioners in attendance were Vice President Ruth A. O'Leary, David J. Batdorf, Chip Bilger, and Sam Kalbach. Also attending were Solicitor Michael A. Setley, Chief of Police Madison Winchester, Fire Chief James A. Beane, Superintendent of Public Works Robert McNichols, Jr., Business/Personnel Administrator Peggy A. Carpenter, Manager/Secretary Jeanne E. Johnston.

This meeting is being recorded for the purpose of assisting in the preparation of meeting minutes. The audio file of the meeting will be destroyed after official meeting minutes for this meeting have been adopted.

Pledge to the Flag.

Mr. Bilger stated that the Board was considering this change because they looked at the SR 222B corridor and noted a lack of certain areas for development. They want to create an area that is useful for many different things, an area with flexibility and control. At the same time the Board wanted to protect current uses and existing properties.

PRESENTATION

Commissioner David Batdorf re: mixed use zoning

Mr. Batdorf stated that there were three things important to economic development: infrastructure, labor and materials costs, and zoning. The first two are hard for a municipality to affect. The third can be changed by the municipality. Mixed use zoning gives the municipality flexibility with the least cost. Mr. Batdorf cited Flying Hills as an example of mixed use.

Mr. Batdorf noted that the zoning change would present the possibility of an increase in housing stock. Mr. Bilger agreed that there is a lack of affordable housing in Cumru Twp. Mr. Kalbach stated that one focus of this ordinance change is the former Pathmark site.

Mr. Batdorf presented photos of two mixed used developments in Lancaster County with combinations of townhomes, single family homes, apartments, restaurants, and offices in close proximity to one another.

PUBLIC

Mr. David McCoy asked if this ordinance would help with the issue concerning the bridge at the Gateway office property. Mr. Kalbach responded that the bridge becomes an issue with a large development. Mr. Setley informed the public that the Township adopted a Tax Increment Financing ordinance for the bridge, but the owner cannot find a developer. The zoning ordinance amendment is intended to help with that.

Ms. Bev Leonti asked if the ordinance would affect "grandfathered" properties. Mr. Setley responded that existing uses may continue.

A member of the public asked if any developers have expressed interest. Mr. Kalbach responded that one developer has expressed interest.

Mr. Setley entered the following as exhibits:

- The zoning ordinance amendment with minor changes, suggested by the Berks County Planning Commission review, the Township Planning Commission review, the concern of one property owner, and correction of typographical errors.
- Township engineer's review for the Cumru Twp Planning Commission.
- Berks County Planning Commission review.
- Submission to the Berks County Law Library.
- Affidavit of mailing.
- Affidavit of posting.
- Letter to the Reading Eagle stating that the ordinance is available for public inspection.
- Proof of publication of the ordinance and hearing notice in the Reading Eagle.

ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE ADOPTING AN AMENDMENT TO THE ZONING ORDINANCE CREATING THE MIXED USE AND GENERAL COMMERCIAL ZONE, AND ADOPTING THE APPROPRIATE ZONING MAP INCORPORATING THE NEW ZONE.

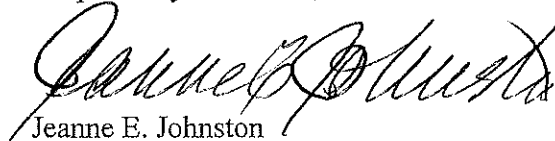
CORRESPONDENCE

- 1) Berks County Planning Commission review, dated 6/25/2021
- 2) Affidavit of Posting, dated 6/18/2021
- 3) Affidavit of Mailing, dated 6/18/2021
- 4) advertisements 6/29/2021 and 7/6/2021

ADJOURNMENT

ON MOTION OF MR. BILGER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE ADJOURNING THE HEARING AT 6:58 P.M.

Respectfully submitted,


Jeanne E. Johnston
Secretary/Manager