

PERRY TOWNSHIP PLANNING COMMISSION

October 6, 2021

D. Adam
G. Buck
J. Clay
R. Hepner

R. King
A. Rohrbach
J. Body - Consultant

Absent: J. Nagy, A. Shollenberger, N. Rogers

The meeting of the Perry Township Planning Commission was called to order by Gene Buck at 7:30PM. A motion was then made by Jerry Clay to accept the minutes of the September 1st meeting, seconded by Ray Hepner and carried.

Public Comments

Birch Hill residents concerns were presented to the board by several spokes persons. Listed below are their names:

Debra Peck
570 Birch Hill Rd

Ron Bowser
421 Birch Hill Rd

Heidi Schell
211 Birch Hill Rd

Bill Kline
Kern Rd.

The board took comments for an hour and 45 minutes. A list of their issues are attached to the minutes.

GLEN GERY BUILDING ADDITION

A motion was made by Dean Adam to give preliminary approval to building addition plans, seconded by Russell King and carried.

DIETRICH TRACT/PERRY VILLAGE

No one showed for this project

JOINT COMPREHENSIVE PLAN

Update – on November 14th there will be a public meeting at Hamburg High School in the LGI room.

A motion was made by Gene Buck to adjourn at 9:35 PM, seconded by Dean Adam and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday November 3, 2021 at 7:30 PM.



Gene Buck
Chairman

As a homeowner located in close proximity to the proposed warehouse development to be located at Route 61 and Birch Hill Road there are various concerns/questions outlined below, that I would like addressed by the zoning^{development} committee prior to the go ahead for this project.

I feel the residents will be substantially affected by this change.

1. How will this affect our real estate values? I am concerned this will lower them. Perry Township is known for staying rural and being fairly clean and green. This is one of the top reasons we chose to live here and love where we reside. How would the allowance fit into that outlook?
2. Traffic—my assumption is this development will increase the amount of tractor-trailers going back and forth on 61. I would also think this would require an additional traffic signal being placed at the intersection.
 - a. What guarantee do we have that the trucks will not be utilizing birch hill/shoemakersville road/Koenig road under any conditions? The rest of these roads are residential and not geared toward any type of regular “heavy truck” traffic.
Kindly note that every time this situation occurs there are issues. The trucks require homeowner intervention to assist them in turning around, etc. In the past when utilizing these streets they have brought down power lines, gotten stuck at the Koenig drive intersection blocking the entire road, and tried to utilize front yards and private driveways as a turnaround. When these incidents happen they try to leave without taking responsibility.
 - b. The addition of these warehouses, etc. popping up along 61 are creating traffic jams with the increase of tractor-trailers. It is getting extremely difficult at peak times to access route 78 as well as route 22. These are main corridors and the addition of another warehouse complex will just increase the time it takes to commute and utilize needed shopping facilities.
 - c. Will our residential taxes be increased as a result of this development to compensate the additional road construction that will be necessary due to the increased truck traffic?
3. Additional Air Pollution—what is the plan for reducing this to a minimum?
4. Light Pollution—is there a plan in place so that that the property is not lighting up the night sky for miles around?
5. Noise Limits—how much additional noise will be created and what is the plan for the reduction of same?
6. Are the developers local folks who are invested in Perry Township/Berks County’s welfare as a whole or are they from out of state/local area?
7. Will the owners/developers be contributing substantial taxes to offset the above drawbacks?
8. Is an increase in local employment guaranteed as part of the package? IE: 75-90 percent of open jobs will be locally filled first prior to opening up the position to out of county/state employment?
9. Will the employer(s) be offering a competitive working wage in order to fill positions? We already have too much unemployment with available jobs that do not pay enough for folks to stay even/get ahead.
10. Is there enough business to fill the development to warrant the construction? There are still unoccupied spaces at the industrial park up the street.
11. How many businesses will be occupying this space?
12. Do you not feel that we would be better served as a community trying to entice a new shopping center, food mall, set up a park, etc. that would benefit the community and reduce the above-listed issues.
13. There is also the concern that by allowing this development, it will entice further development in our residential areas. Would you please detail on how that would be handled?
14. Please outline the expected benefits to the community that would outweigh the drawbacks.

Your time and consideration is greatly appreciated.