

PERRY TOWNSHIP PLANNING COMMISSION

January 4, 2023

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

N. Rogers
A. Rohrbach
A. Shollenberger - Solicitor
R. Rhode - Engineer

Absent: R. Hepner , J. Nagy

The meeting of the Perry Township Planning Commission was called to order by Gene Buck at 7:30PM. The meeting was then turned over to Allen Shollenberger for re-organization.

A motion was made by Dean Adam to nominate Gene Buck for chairman, seconded by Jerry Clay. Dean Adam made a motion to close the nomination, and seconded by Russell King and carried.

The meeting was then turned over to Chairman Gene Buck.

-A motion was made by Russell King to nominate Jerry Clay for Vice-chairman, seconded by Dean Adam, all in favor and carried.

-A motion was made by Dean Adam to nominate Nancy Rogers for secretary, seconded by Jerry Clay , all in favor and carried.

-A motion was made by Jerry Clay to accept the minutes of the December 7th, 2022 meeting , seconded by Russell King and carried.

Amendment to the agenda:

To accept and approve the extension letter from Glen Gery Brick – a motion was made to amend the agenda for the extension letter from Glen Gery Brick, seconded by Jerry Clay and carried.

Statement of financial interest given to the Planning Commission members.

Glen Gery would like to extend their plan to May 15, 2023. A motion was made by Gene Buck to grant the extension until May 15m 2023, seconded by Jerry Clay and carried.

PERRY COMMERCIAL CENTER

2 separate submissions:

- 1- Annexation off of Hummel Supermarket parcel into proposed plan
- 2- Pool parcel (Shoey pool) belonging to Shoemakersville – land is all in Perry Township

These applications were transmitted to the borough. Reference of these parcels to be in the plan, to be annexed into Perry Commercial Center.

Asking for approval:

2 separate submissions:

- 1- Pool plan – a motion was made by Gene Buck to review the pool plan, seconded by Dean Adam and carried.
- 2- Supermarket plan – a motion was made by Gene Buck to review the supermarket plan, seconded by Dean Adam and carried.

They form the base plan for the Perry Commercial Center – they are asking for conditional approval. The review letter from Ryan Rhode dated 12/28/2022 discussed. Standard conditions of approval noted in the review letter. Text amendment for signage has been submitted and is under review. Monuments will comply as subdivisions are addressed / approved.

A motion was made by Dean Adam to give conditional approval subject to all items being met – text amendment for signage is under review, so would have to be compliant with existing sign ordinance if text amendment is not approved- referring to Kraft letter dated 12/28/2022 – Russel King seconded the motion , with Alton Rohrbach opposing, all others approving.

An inquiry made regarding Solar panels - from Mark Moore – there would be a need for a variance for solar in RA district.

A comment was made by resident Mary Reinhart- she stated that Tractor Supply does not have a contract with the Commercial Center or Shoemakersville.

A motion was made by Gene Buck to adjourn at 8:15 PM, seconded by Dean Adam and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday February 1, 2023 at 7:30 PM.

A handwritten signature in cursive script that reads "Nancy Rogers".

Nancy Rogers
Secretary