

PERRY TOWNSHIP PLANNING COMMISSION

December 3, 2025

E. Blatt
G. Buck
J. Clay
N. Rogers

E. Weyer
R. Zweizig
A. Shollenberger - Solicitor
R. Rhode - Engineer

Absent: R. King

The meeting of the Perry Township Planning Commission was called to order by Gene Buck at 7:30 PM. A motion was made by Jerry Clay to accept the minutes of the November 5th meeting, seconded by Erik Weyer and carried.

MODUS -10 ZIONS CHURCH ROAD DISCUSSION

Matt Ott present – he owns Modus Construction Co. – specializes in hotels, and restaurant construction – looking at 10 Zions Church Rd – presenting plans for the property.

- To occupy about 30% of the building for management operations
- Hoping to keep existing tenants
- Accessory building planned to house tools, materials, equipment

They plan on a future driveway off Logistics Drive. Long term future goal with a building off the driveway near Logistics Drive.

Closing is scheduled for the end of December, would like to build the storage building next year, future driveway and building in the next 3 years or more.

Ryan stated it would be listed as 3 separate issues. The driveway is ok as listed. They will need zoning and building permit applications . Land development would be required for the 4,000 square foot building. The future building may need subdivision.

Ryan suggested presenting all aspects as one, not separately, and would have to go through Land Development application , and needing to meet zoning requirements and regulations. A suggestion was made to check with the conservation district concerning storm water.

MESSICK OF HAMBURG

Gregg Bogia present – previously had conditional approval – it had been Moyer Auto Group – working on NPT plant. It is the same size building – letter dated 10/22/25 reviewed and discussed – it would be tractor sales and farm equipment.

Zoning variance was obtained for Moyer for car sale use. The plan needs to go back to the Zoning Hearing Board for special exception for tractor/farm equipment sales.

GLEN GERY SUBDIVISION AND LAND DEVELOPMENT PLAN – TIME EXTENSION

They are requesting a time extension until 04/20/2026.

A motion was made by Gene Buck to approve the time extension until 04/20/2026, seconded by Jerry Clay and carried.

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GLEN GERY SUBDIVISION OF TRACT A PLAN – TIME EXTENSION

They are requesting a time extension until 04/20/2026.

A motion was made by Gene Buck to approve the time extension until 04/20/2026, seconded by Jerry Clay and carried.

GLEN GERY SUBDIVISION AND LAND DEVELOPMENT – ZONING COMPLIANCE REVIEW

Gregg Bogia present – letter dated November 18, 2025 reviewed.

As per Ryan – the plan generally does not reflect conditional use – in which legal directions are needed for that. Allen discussed internal haul roads and the use, and changing use.

A good luck and good bye to Allen Shollenberger as this is his last Planning Commission meeting. He will be missed by all!!!!

A motion was made by Gene Buck to adjourn at 8:35 PM, seconded by Erik Weyer and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday January 7th 2026 t 7:30 PM.

A handwritten signature in cursive script that reads "Nancy Rogers". The signature is written in black ink and is positioned above the printed name and title.

Nancy Rogers
Secretary