

PERRY TOWNSHIP PLANNING COMMISSION

September 3, 2025

E. Blatt  
G. Buck  
J. Clay  
R. King

N. Rogers  
E. Weyer  
A. Shollenberger - Solicitor  
R. Rhode - Engineer

Absent: R. Zweizig

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 August 6<sup>th</sup> meeting, seconded by Erik Weyer and carried, with Eric Blatt abstaining from the motion.

DIETRICH TRACT / PERRY VILLAGE SKETCH PLAN

Chuck Frantz present (C2C Design Group) also Chris Stump on behalf of the the applicant.

Concerns from the last review letter dated April 30<sup>th</sup>:

- visitor parking
- fire/emergency services
- Perry Village – townhouse portion :
  - 88visitor parking spaces
  - fire emergency services showing more room
  - 120 townhouses
  - driveway width increased
  - 100 x 50 feet grass field in the middle
  - pavilion and playground added
  - walking trail that goes through the Dietrich tract

Dietrich Tract:

- 12 buildings ( 1-2 bedroom units) 24 units per building
- 1.75 parking spaces and 120 garage spaces

Landscaping shown on the plan buffering around the area

Zoning Ordinance relief needed for – 204.8B – 204.9A and 305.1A1

A suggestion was made for a larger recreation area in Perry Village. A question was brought up about animals allowed and an area which is shown in the Dietrich Tract. A request was made to see the format of each building and layout. A question was brought up about BARTA service and where it would be located. They will need to contact the fire Marshall regarding Emergency Services.

Since there are 2 separate owners, there should/would have to be 2 separate zoning application/ hearings. No roads will be dedicated. All to be reviewed by Ryan.

STOLTZFUS POULTRY BARN

Liz with Team Ag present for Elmer Stoltzfus – location at 268 Birch Hill Rd. Also located in Ontelaunee Township. Site distance – Ryan will discuss with the site advisor. Coming out from the driveway – improvements to be made and widened to accommodate truck traffic with a turning template to be made.

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Waivers:

- Plan scale ( 301.1a)
- Driveway pavement (502.5)
- Property monuments (502.9)

Also waiver requests for SALDO 204 ( preliminary and final ) and 302, and key approval scales 302.1E

A motion was made by Gene Buck to accept the request for the above waivers – 301.1a, 502.5, 502.9 204. 302, and 302.1E, seconded by Russell King and carried.

BELL WAREHOUSE

Gregg Bogia present with plans – total of 54 acres - 37+ acres one tract, 16+ acres one tract, located in the Light Industrial District.

Letter from Ryan dated 08/28/25 was reviewed. There have been comments that have been addressed. Work on the driveways to be addressed.

A motion was made by Gene Buck to adjourn at 8:45PM, seconded by Jerry Clay and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday October 1, 2025 at 7:30 PM.



Nancy Rogers  
Secretary