

PERRY TOWNSHIP PLANNING COMMISSION

December 7, 2022

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

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

Absent: A. Rohrbach, J. Nagy

The meeting of the Perry Township Planning Commission was called to order by Gene Buck at 7:30PM. A motion was made by Jerry Clay to accept the minutes of the November 2, 2022 meeting, seconded by Russell King and carried.

PERRY TOWNSHIP MUNICIPAL AUTHORITY

PTMA is applying for grants. Asking to send the letters in asking for grants. A motion was made by Dean Adam to have Gene draw up a letter for the grants to be sent in, seconded by Jerry Clay and carried. Gene signed the letter presented.

HOUCK HOMES

Purpose to include Lot 1 &2 back to an animal preserve or swamp. Annexation parcel A will have 50 foot frontage. Letter from Ryan reviewed. They are requesting final plan approval. A motion was made by Dean Adam to give final plan approval, seconded by Russell King and carried.

PERRY COMMERCIAL CENTER

Mark Koch, Scott Hummel and Robert Blue present. Ordinance revision presented with appropriate changes. Signage – states all that was discussed previously. A motion was made by Dean Adam to recommend to the supervisors to approve the ordinance, seconded by Russell King and carried.

Revised plans presented by Robert Blue and submitted which has already been accepted. Ryan will prepare a review letter to present at next month's meeting. Sidewalks will be checked with the supervisors and Shoemakersville Borough.

Resident Mary Reinhart asked if there will be diesel at the pumps at Wawa. Mark stated he will provide an answer.

GLEN GERY

Brian Kobularcik present, also Charlie Courtney, Troy Briggs, William O'Neil and Joe Harrison – all from Goodman present. Glen Gery owns 400+ or minus acres along Route 61. They are looking at distribution centers and would like to present a sketch plan. They would like to increase building height from 35 to 50 feet in industrial. They would like to present operational and design to help any future development, and to propose a zoning amendment, and come up with an ordinance to make warehouse better as far as operational. Proposing:

- A 1,000,000 ft building
- A 500,000+ ft building
- A 500,000- ft building

186 acres total – meets the ordinance as laid out – trying to move operations closer – looking to put a plant more south on Route 61, also looking to have different phases of development. Ryan suggested reviewing the scoping study with Penn DOT – the intersection does not meet their standards.

Revisions to the zoning amendment would benefit them

- to raise the height from 35' to 50'
- Direct access to an arterial road
- Locational standards
- Anti-idling standards
- Standards where guard checks are located
- Separation of access drives
- Buffering and screening standards
- Create better design and windows with height change
- Provide increased setbacks

Taller building mean better tenants. Ryan asked if zoning changes will lead to others down the road since there is a plan submitted at this time.

SOLAR ORDINANCE

Reviewed by Allen, ground and roof mounting. Review letter from the county discussed by Allen – currently allowed in CLI and Industrial district – suggesting to put in RA district – which Allen opposes. Allen stated Perry Township works at preserving farm land. Ryan and Allen will review changes made.

A motion was made by Gene Buck to adjourn at 8:45 PM, seconded by Dean Adam and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday , January 4, 2023 at 7:30 PM.


Nancy Rogers
Secretary