

PERRY TOWNSHIP PLANNING COMMISSION

January 5, 2022

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

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

Absent: 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 December 1, 2021 meeting, seconded by Russell King and carried. The meeting was then turned over to Allen Shollenberger for re-organization.

A motion was made by Dean Adam to nominate Gene Buck as Chairman, seconded by Jerry Clay, and carried. Then meeting was then turned over to Chairman Gene Buck.

A motion was made by Dean Adam to nominate Jerry Clay as Vice-Chairman, seconded by Russell King and carried.

A motion was made by Dean Adam to nominate Nancy Rogers as Secretary, seconded by Jerry Clay and carried.

BIRCH HILL RD

Greg Davis, Justin Geonnotti and Corey Chase present - most recent review letter dated 12/27/2021 – all points have been addressed. Ron Carioca present via phone.

Resident concerns:

- Site visibility and screening
- Landscaping of evergreen trees, bushes which will be on a berm
- Improvement to the entrance
- Resident concerns about a fence all around the property to contain trash or debris – Justin stated that a fence could be placed along the landscaped area
- Resident concerns about traffic being routed onto Birch Hill Rd with any accident on Route 61
- Concerns about resident traffic using Birch Hill Rd and truck traffic coming through from the opposite was- back roads

There is no tenant yet. Only has a certain amount of parking spaces. Discussions with PennDot, they did not agree with the traffic light at the intersection.

There is a 4 year contractually bound commitment if issues change, and PennDot approves a traffic light, the developer will cover costs. Signage package would be best to direct truck traffic. PrnnDot has given guidelines for the intersection.

Concerns about monitoring a smaller warehouse. Ryan stated permits will address requirements. There is no occupant for the building – and there will be a post traffic study.

A waiver request to be submitted as Preliminary/Final land development plan. A motion was made by Gene Buck to approve a waiver for preliminary/final approval, seconded by Russell King, with Dean Adam and Alton Rohrbach opposing. With a the majority voting for the waiver – the motion was passed.

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They are requesting Conditional Preliminary/ Final approval. A motion was made by Gene Buck to give preliminary/final approval on the condition of meeting all comments from review letter 12/29/2021 and meeting state and township requirements, seconded by Russell King , with Dean Adam and Alton Rohrbach opposed.

Part of the conditional approval is the 4 year contractual obligation of the developer to any change of the traffic signal.

Ryan presented time tracking for present plans. He will reach out to Glen Gery if necessary.

A motion was made by Gene Buck to adjourn at 8:20PM, seconded by Dean Adam and carried. The next meeting of Perry Township Planning Commission will be held on Wednesday February 2, 2022 at 7:30 PM.


Nancy Rogers
Secretary