

PERRY TOWNSHIP PLANNING COMMISSION

July 6, 2022

G. Buck
J. Clay
R. King
N. Rogers

A. Rohrbach
R. Rhode - Engineer
E. Bucher - Solicitor

Absent: D. Adam, A. Shollenberger, J. Nagy, R. Hepner

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 June 1, 2022 meeting, seconded by Alton Rohrbach, and carried.

Amendment to the Agenda:

- Request to add Glen Gery to the agenda for a time extension. A motion was made by Gene Buck to add Glen Gery, seconded by Jerry Clay and carried.

GLEN GERY

Letter presented by Ryan from Bogia Engineering for a time extension until 02/15/2023. A motion was made by Gene Buck to grant the time extension until 02/15/2023, seconded by Jerry Clay and carried.

MODUS CONSTRUCTION

Garth Herber present - in the hotel industry – asking for responses on an idea for property at 10 Zions Church Road. Located on route 61 in Perry Township, it is a very desirable area for a hotel. Three sketches presented by Thomas Denver. A variance would be needed for height – a dual brand Marriott – the first floor is taller than the other floors – could end up 40' to 50' in height – four stories – 110 to 113 rooms. The proposed entrance would be off of Logistics Drive.

Gene commented that other developers have requested higher than the 35' requirement and have been turned down.

ARTHUR LUFT SUBDIVISION

Review letter distributed by Ryan stating it is ready for approval. All items have been addressed. A motion was made by Gene Buck to give final approval for the Luft Subdivision, seconded by Jerry Clay and carried.

HAMBURG COMMERCE PARK

Lots 4 and 6

Michael Hartman present – review letters distributed by Ryan for Lots 4 and 6

Lot 4 – directional signs – no left turn signs – signs directing to South 61 and North 61 – details to be placed on the plans.

Lot 6 – presented as preliminary final as a trailer storage lot. Ryan recommended to show on the plan – a waiver required to permit combined application – revisions will be made and given to Ryan.

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SOLAR ORDINANCE

Proposed addition distributed by Ryan – 313.1 – definition for solar related equipment. To be mentioned in decommissioning clause also. Question about compression systems – Ryan stated it could be lumped in with building codes.

HOWARD AND JILL STARK

Applying for 70.32 acres at 130 Farview Rd into Ag Security area.

GLEN GERY BRICK ZONING

Rt 61 brick facility improvements shown in RA district – may have been unclear if they fell into previous variances – additional zoning relief needed to perform what they proposed. It was suggested they follow boundaries with property lines

BIRCH HILL

They are working on the driveway to accommodate Penn DOTs requests for the intersection. No engineered plan was submitted.

A motion was made by gene Buck to adjourn at 8:32 PM – seconded by Jerry Clay and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday August 3, 2022 at 7:30 PM.


Nancy Rogers
Secretary