

PERRY TOWNSHIP PLANNING COMMISSION

November 2, 2022

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

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

Absent: R. Hepner, 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 October 5, 2022 meeting, seconded by Russell King and carried.
A motion was made by Gene Buck to keep the Planning Commission meeting at 7:30 PM, seconded by Russell King and carried.

HOUCK HOMES SUBDIVISION PLAN

John Hoffert present with plans. 2 commercial lots to be joined, Lot #1 – 12+ acres back to warehouse facility (Route 61 to rear). Parcel A will be annexed to other land- 23 acre parcel will have its own 50 ft strip. The review letter from Ryan dated 10/31/22 discussed – some display homes are not compliant with setbacks.

Anything permanent – John will calculate paved areas. Lot #1 to be created for future development . A waiver for monuments was requested to be considered – Section 502.9 and would like to re-submit revised plans.

A motion was made by Gene Buck to accept the waiver on monuments, seconded by Russell King and carried.

PERRY COMMERCIAL CENTER

Mark Koch, Scott Hummel and Robert Blue present, Amendment to Ordinance presented (and has been presented to the supervisors). Signs discussed – height requirement and area below the signs, as long as the signs are clear from the site triangle. Electronic message board type signs – discusses illumination but not addressed in the ordinance. All mentioned – brightness , rolling and colors. All agreed to address message boards. Ryan suggested presenting to the supervisors.

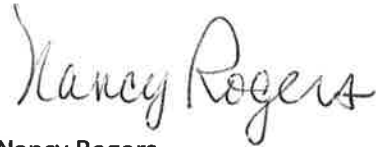
Sign attached or displayed on the building - 36' is limited for display – asking if it should be increased. Ryan stated it needs to look at separating out the commercial center, and individual building – just label per building – 135' per building facade. Ryan asked about the lights facing Main Street – suggestions and comments to be brought to the board of supervisors.

Review letter dated 10/28/22 discussed – some items have been addressed. First waiver request to be presented for reduced center line radius on Mocerri Drive. Second waiver for monuments placement – where there is currently existing markers. Sidewalk areas to be addressed.

A motion was made by Dean to accept the waiver requests for Perry Commercial Center and seconded by Jerry Clay and carried. Ryan suggested to have the plans revised and resubmit next month prior to any approval .

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A motion was made by Gene Buck to adjourn at 9:16PM, seconded by Dean Adam and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday, December 7, 2022 at 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