

PERRY TOWNSHIP PLANNING COMMISSION

September 7, 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 August 3, 2022 meeting, seconded by Russell King with Dean Adam and Nancy Rogers abstaining from approving the minutes. Amendment to the minutes of August 3, 2022 – it was not mentioned who made the motion for the 302 waiver – Gene Buck made the motion.

HAMBURG COMMERCE PARK LOTS 4 & 6

Michael Hartman present with updated plans – driveway revised with some widening on Zions Church Road. Letter from Ryan distributed -all comments addressed, working on stormwater management. A motion was made by Gene Buck to give conditional final plan approval with any remaining comments to be addressed, seconded by Russell King and carried.

Lot 6 – letter from Ryan distributed:

- met with the fire chief
- control gate to be added
- directional sign added
- emergency entrance added

A motion was made by Gene Buck to give plan approval with any remaining comments to be addressed , seconded by Jerry Clay and carried.

MOYER GROUP AUTO

No one present – the sketch plan was submitted for land along Route 61 across from Tom Schaeffer's. Zoning review and concerns – will need zoning relief for sections that apply to lot coverage. Review letter distributed by Ryan for members to look over.

PERRY COMMERCIAL CENTER

Mark Koch present for Scott Hummel – also present Bob Blue – design engineer. They are working through HOP process. There are plans for a CVS and WAWA. Plans for Tractor Supply to occupy Boyers, also a proposed bank and retail. Pylon signs 24 feet high – with CVS at the top and two other tenants underneath. The pylon sign for WAWA 20 feet plus. Ordinance 304.2C states 1 building sign per frontage – both sides of the sign counted as one – height is not an issue. They are asking for direction and requirements regarding the signage.

A time extension was requested for 6 months – a motion was made by Gene Buck to grant a time extension from September 16th for 6 months as per letter request, seconded by Jerry Clay and carried.

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A motion was made by Gene Buck to adjourn at 8:39PM, seconded by Jerry Clay and carried. The next meeting of the Perry Township Planning Commission will be held on Wednesday October 5, 2022 at 7:30 PM.

A handwritten signature in black ink that reads "Nancy Rogers". The signature is written in a cursive style with a large initial 'N'.

Nancy Rogers
Secretary