

PERRY TOWNSHIP PLANNING COMMISSION

June 5, 2024

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

Erik Weyer
R. Zweizig
R. Rhode - Engineer
A. Shollenberger - Solicitor

The meeting of the Perry Township Planning Commission was called to order by Gene Buck at 7:30 PM. A motion was made by Jerry Clay to accept the minutes of the April 3rd meeting, seconded by Russell King and carried, with Dean Adams abstaining.

GLEN GERY /GOODMAN WAREHOUSE LAND DEVELOPMENT PLAN

Brian Kobularcek and Gregg Bogia present with 3 proposed warehouses – currently working on re-aligning Shoemakersville Rd with a traffic light. Proposing public sewer and water. Letter from Ryan Rhode reviewed dated 06/04/2024.

Comments have been addressed. NPDES permit being re-submitted for being administratively incomplete. Total square feet - 2,051,500 – as per Ryan – total of 172.3 acres. They had met with Ryan and the Zoning Hearing Officer to discuss height of buildings and clearance- 44.5ft in accordance with the ordinance. A potential variance application is possible.

Glen Gery has been given conditional use approval for mining – Allen had asked how that issue would be resolved with the warehouses. They cannot use Shoemakersville Rd or Adams Hotel Rd for their vehicles – they can cross however not allowed to transport from there. Issue will need to be resolved, which Brian is to address, item #24 on the letter. As per Ryan – there are other drafting items to be cleaned up also.

Brian is requesting preliminary plan approval which Ryan had stated more items need to be cleaned up, which also some technical review, and PennDOT opinions on whether the intersection will be considered. They also need to be in touch with Brush Wellman.

MOYER AUTO GROUP

Greg Bogia present with the plan. 22 acres located across from Tom Achaeffer;s – next to Houck Homes. Letter from Ryan dated 06/04/2024 reviewed. Conservation District - they are waiting for plan approval. South of Route 61 – Emergency access – only for emergency services, pavers and grass. Concern about fires with charging stations, which will be kept to a minimum.

A motion was made by Gene Buck to grant a waiver for section 206 to allow for preliminary/ final plan approval, seconded by Dean Adam and carried, also need comments resolved that Ryan requested in his letter. All conditions are in the letter that need to be met .

A motion was made by Gene Buck to give conditional plan approval, seconded by Russell King, will all in agreement but Dean Adam voting no .

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The meeting of the Planning Commission will be kept on July 3, 2024.

A motion was made by Gene Buck to adjourn at 8:33 PM, seconded by Dean Adam and carried
The next meeting of the Perry Township Planning Commission will be held on Wednesday July 3, 2024 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