***PERRY TOWNSHIP ZONING COMMISSION BOARD MEETING***

***held on the 17th of April 2025***

Page 1 of 2

Meeting was called to order by President John Yancik at 7:00 p.m. The Pledge of Allegiance was recited.

Roll was called. Present: Doug Crowe (vice-chair), John Yancik (chair), Albert Acker (Zoning Administrator). Cheri Simon, Jeffery Keith

Absent: Fred Garber

Visitors present: Debbie Brumback, Joan VanZant

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**John Yancik**: Opening Remarks. Last meeting we closed with the public hearing for Article 44, which was sent to the Trustees, Al needs to review everyone’s term and expiration.

**Al Acker:**

**Cheri Simon**: 12/31/2025

**Doug Crowe**: 12/31/2029

**John Yancik:** 12/31/2026

**Jeffery Keith:** 12/31/2208

**Fred Garber:** 12/31/2027

**Al Acker:** So, we are starting with a clean slate, I have listed several zoning texts that the board may want to review; however, the board can decide on one or two or choose and issue/topic they want to discuss. I have provided a copy of the zoning text page of each of these.

Article 38, subsection 3801.I.2, this pertains to recreational vehicles specifically campers that are parked outside shall be parked behind a visual barrier or stored to the rear of the house, not visible from the road.

**Doug Crowe**: They should not be in front of the house, ok in the side yard.

**Al Acker**: Enforcement is difficult. Just because it has an electrical hook up does not mean they are using it.

**Cheri Simon:** Nothing wrong with this text, if residents have a problem with the parking, they can take it (vehicle) to store-n-lock.

**Jeffrey Keith:** What if they need or want to use it for a short time, say they had a visitor for the weekend or someone there just for a week?

**Cheri Simon:** Paragraph 3 covers that.

**Al Acker:** U think Montgomery County Health has restrictions on staying in the camper, I will check to see what the regulation covers.

**Fred Garber:** Arrives.

**Al Acker**: The next section I wanted to clarify is Article 38, subsection 3801.k The example is Muncy and Assoc on Diamond Mill Rd.

**Doug Crowe**: This is an auction house and business, and he might be selling things from an estate auction, but this is an auction house.

**Cheri Simon:** This is for estate auction at a resident, I think it is ok as written.

**Al Acker:** Article 3909, Fences. Do we need to have a permit for fences. My predecessor asked for this several times.

**Discussion:**

Moved from Article 3909 to Article 3801.D.3. “The swimming pool or the entire property which it is located shall be walled or fenced. Said fence or wall shall not be less than 42 inches in height..”

**Jeffrey Keith:** Does Montgomery County have a regulation? What does the ORC say?

**Al Acker:** I will check with MC/ORC.

**Al Acker:** I wanted to ask about Article 203.02 BOND. The word does not match the definition.

**Discussion:**

Was that the word was supposed to be BOARD. An error in typing, as in boarding horses.

***PERRY TOWNSHIP ZONING COMMISSION BOARD MEETING***

***held on the 17th of April 2025***

Page 2 of 2

**Al Acker**: Chicken coops, there seems to be many of them, and I am getting calls about them.

**John Yancik:** Leave it alone.

**Doug Crowe**: Agriculture would not need a permit. Put something on the Perry Township web page and the zoning page not to be placed in the front yards.

**Cheri Simon:** What about junk cars.

**Al Acker:** Jackson TWP found out that the process is lengthy and costly for the township. If the vehicles are towed, then stored, more than likely the owner will not pay, and the township is required to reimburse the tow company for towing and storage.

**John Yancik:** Does any board member have a zoning issue that needs to be addressed?

**Al Acker:** Update: the solar company had a telephone conference call and reviewed the steps for a solar system on 20 acres on Johnsville Brookville Rd. Glad we finished the regulation.

**Doug Crowe**: There are now some food companies that will not do business with farms that are farming on land that previously had solar on them.

I wanted to thank all of you for the work on Article 44.

**John Yancik:** Next meeting?

**Cheri Simon:** I cannot make the meeting in May.

**Fred Garber:** I am new, and I have school meeting on the third Thursday that is normally over by 7pm but sometimes I will be late.

**John Yancik:** Al can we move it to the second Thursday?

**Al Acker:** That is up to the board.

**John Yancik:** Ok, lets do the second Thursday in May, 8 May 2025 at 7PM.

**Al Acker:** I will post the meeting on the Perry Township Web Page.

**John Yancik:** Motion to adjourn?

**Cheri Simon:** I make the motion.

**Jeffrey Keith:** Seconded.

**Vote:**

John Yancik: Yes Cheri Simon: Yes Doug Crowe: Yes Jeffrey Keith Yes

Fred Garber - Yes