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

***held on the 19th of June 2025***

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Meeting was called to order by President John Yancik at 7:05 p.m. The Pledge of Allegiance was recited.

Roll was called. Present: Doug Crowe (vice-chair), John Yancik (chair), Albert Acker (Zoning Administrator), Fred Garber

Absent: Cheri Simon, Jeffery Keith

Visitors present: Debbie Brumback, Dale Hayden

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**Opening Remarks, John Yancik**: Addresses the visitor, Dale Hayden, if he wanted to speak and could at any time. Mr. Hayden declined at this time.

**John Yancik**: The minutes from the last meeting on 8 May have been distributed. If there is no correction, they are approved, (Board members reading minutes)

Motion to approve: Fred Garber

Seconded: John Yancik

**VOTE:** John Yancik-Yes, Fred Garber-Yes, Doug Crowe-I was not here for the meeting and think I should not vote. (Will bring up again at next meeting).

**John Yancik:** Last meeting we tabled a discussion concerning Article 23, Light Industrial District.

**Al Acker:** The preamble states “the minimum area requirement…shall be 20 acres”, Page 23-1. However, Section 2305.02 Lot Area, Frontage and yard requirements, LOT AREA, NONE.

**Discussion:** The discussion evolved around the Light Industrial District was never meant for lot split and were grandfathered. The district could have separate industries inside the district. Appeals Board would have to approve. The question of “lot area” vs “area” (preamble) was determined to be the same. The discussion was ended without voting for any change to this text.

**Al Acker:** Board needs to discuss Fencing, Section 4403 Subsection R. Should the section state a distance from the right of way. Currently fencing could be close as 17 feet from the center line.

**Discussion**: Question regarding owning out to center line. The discussion included ROW and MC Auditor page involves taxes, the ROW was straight line from pole to pole in easement and fencing being placed on the property line. The changes could make decision easier for the Board of Zoning Appeals to understand the fencing requirement. The discussion ended without any changes be made to the text.

**Al Acker:** The second issue is coverage, Section 4403, Subsection B.2. reads “Shall not exceed ab aggregate 2500 sq feet. of the total area of the lot or tract. So, if the parcel is 20 acres, 871,200 sq feet, they can only use 2500 sq feet.

**Discussion**: The discussion included distance from road, adjacent property lines distances, megawatts possible on 20 acres versus 2500 sq feet. The discussion to add or change to percentage of the property (80%). The discussion ended with the topic being tabled to the next meeting.

**Al Acker:** In the same section, Coverage, the word impervious, needs to be defined, the panels should not be considered impervious.

**Discussion:** Doug Crowe stated coverage is the panels. Fred Garber stated the coverage is the geometric shadowing. Mr. Hayden questioned that if the panels can rotate then geometric shadowing would change. The Board decided to table.

**John Yancik:** Next meeting, the third Thursday in July. July 17, 2025.

**John Yancik:** Motion to adjourn? Doug Crowe made the motion and Fred Garber seconded.

**Vote to Adjourn:** All Yes.