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

***held on the 23rd of January 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), Cheri Simon, Albert Acker (Zoning Administrator)

Absent: Jeffrey Keith

Visitors present: None

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**John Yancik:** The minutes of the last meeting were distributed. John asked if there were any corrections to be made if not, the minutes are approved as distributed.

**Doug Crowe:** Moved to accept the minutes.

**Cheri Simon:** Seconded.

**Vote:**

John Yancik – Yes Doug Crowe – Yes Cheri Simon – Yes

**John Yancik:** Opened Old Business

**Cheri Simon:** I move to take from the table the discussion of making Article 44, Solar Systems regulation, to the Perry Township Zoning Test.

**Doug Crowe**: Seconded.

**Al Acker:** I have given each of you a copy of Article 44, this is the same copy I sent to Anu Sharma at legal for her review. Please take a moment to review. I believe this is what everybody voted on at the December 12, 2024, meeting.

Board members reviewed.

**Doug Crowe:**  There seems to be a conflict with Section 4403, Subsection H and Section 4405, Subsection B.5.

**Discussion:**

Performance Bond, Equal to or 3 times the amount of the estimated decommission cost.

**Al Acker:** I will change the Section 4405, Subsection B.5 to reflect the same as Section 4403, Subsection H.

**Cheri Simon**: Question ref property lines, Section 4403, Subsection N.2, 150 feet from another property line, for parcels that are not any larger than 300 feet across.

**Discussion:**

Al Acker provided pages from the residence in New Lebanon, whereby Montgomery County approved the solar installation of 31 roof top panels and the distance from the property line was 18 feet, total roof coverage was 36%.

**Decision:**

If the parcel were that small, and everything else met the requirements the resident could request a BZA.

**John Yancik:** Is everybody ready to continue?

**Cheri Simon:** I make a motion that this township zoning commission **initiate** a proposed amendment to change to the Perry Township Zoning Text. Specifically adding Article 44, Solar Systems Regulation to the zoning text.

**Doug Crowe:** Seconded

**Vote:**

John Yancik – Yes Doug Crowe – Yes, with the correction Cheri Simon – Yes

**John Yancik:** The Ayes have it. Is there any other comments before we go on.

**Cheri Simon**: I move to **adopt** an amendment to the Perry Township Zoning Text by adding Article 44, Solar System Regulations.

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**Doug Crowe**: Seconded.

**Vote:**

John Yancik – Yes Doug Crowe – Yes, with the correction Cheri Simon – Yes

**Al Acker:** The Ayes have it. The proposed change will go to the Montgomery County Planning Commission within 5 days. The Zoning Commission Board will hold a public hearing within 40 days.

The next meeting will be the public hearing on Thursday, February 20. I know Cheri Said she could not meet on Thursdays in February, so can we make it Wednesday 19 February, bearing in mind that this is the same date of Brookville’s State of the City/Township Address.

**Discussion**:

Who would go to the Address: The Board decided to meet 19 February at 7:00pm.

**Al Acker:** After the public hearing, I would like to address the zoning text on recreational vehicles and campers. Also, address the zoning text on accessory buildings cannot be forward of the back line of the main resident.

**Discussion:**

**Doug Crowe:** Questioned the back line of the house in the event there is an addition added to the house, what is the back line, the original house, or the addition.

**Cheri Simon**: Would like to address a newsletter and multi residence on parcels. Trailers that were approved with conditions that were never followed-up. Also, residence with multi vehicles.

**Al Acker**: Yes, there are at least two. One with 17 vehicles and another with 13 vehicles within a mile of each other on the same road.

**John Yancik** and **Cheri Simon** both want more Zoning updates on the Perry Township Webpage.

**Doug Crowe:** I move to adjourn.

**Cheri Simon**: Seconded

**Vote:**

John Yancik – Yes Doug Crowe – No Cheri Simon – Yes