

**Planning Commission
Meeting Minutes
March 21, 2016**

ATTENDANCE: Pete Reich, Commissioner Ray Ryan, Robert Ashby, Brian Williams, George Jack and Planning & Zoning Coordinator Dianna Battaglia.

Meeting called to Order at 6:30 p.m.

APPROVAL OF MINUTES:

Without objection the minutes for the February 22, 2016 Planning Commission meeting were approved as written by quorum of attending members.

NEW BUSINESS:

Vote – Chairman & Co-Chairman:

Mr. Reich explained it is required at the beginning of each year to elect a Chairman and Co-Chairman. We didn't meet in January because of snow and we were short members last month. One thing about the nominations according to Robert's Rules of Order, they do not have to be seconded. They can be but they don't have to be. So I'm going to open nominations for Chairman.

Motion made by Mr. Ashby and seconded by Mr. Williams to nominate Mr. Reich. No further nominations made. All in favor of Mr. Reich nominated as Chairman raise your hand, with unanimous showing. Motion Carried. Mr. Reich has been approved as Chairman.

Motion made by Mr. Ryan and seconded by Mr. Williams to nominate Mr. Jack. Mr. Reich indicated no further nominations made; all in favor for Mr. Jack nominated as Co-Chairman raise your hand, with unanimous showing. Motion Carried. Mr. Jack has been approved as Co-Chairman.

MDP Annual Report:

Ms. Battaglia commented the annual report was prepared by Ms. Skilling. Basically, there was one (1) residential zoning certificate/permit issued in 2015. There were a lot of accessory structures built: sheds, fences, garage and others issued for change in use. There were a lot of Zoning Certificates but not for new construction. The report is required each year and is formatted to compare with all municipalities in the State with the same information. There is a cover letter attached to the report and will be forwarded tomorrow. The one residential permit issued was for a new single family dwelling on an existing lot on Susquehanna Avenue.

Mr. Ashby commented it is a shame to have only one.

Mr. Reich indicated if we had a lot of construction all in one year this report would be about five pages long because you have to put all that stuff in there.

Ms. Battaglia responded we've had a number of developers stop by looking and inquiring about Perryville and we try to encourage them about infill lots in Town because not every developer

wants to buy ten (10) acres, an undeveloped parcel and then have to install storm water management and infrastructure and all the costs associated with that. There aren't many but there are some infill lots scattered throughout Town that are ready for someone to build on, sell it, buy another. Water and sewer lines are right there, they just have to connect. We try to encourage that. There are many lots on Cecil Avenue that if Cecil Avenue was extended to the end all those lots, I believe, would go. Mr. Peteroff owns one of the lots further down at the end and he is going to sell because he can't build without the infrastructure extended. So how many other owners are looking to sell their lot. Do we have money in the budget to extend a road and run water and sewer lines when you don't know if a buyer ready to build will come along. I think that's where we are, we have the small developers who want to do building on a ready lot who don't have a lot of money and the Town without the budget to install a road and hope builders come along. I don't think the economy has come back from 2007.

Mr. Reich asked is there any discussion on the annual report. Ms. Skilling says in the letter the Perryville Planning Commission has approved the annual report for 2015 so I'd like to have an official motion.

Motion made by Mr. Ryan and seconded by Mr. Ashby to approve the MDP Annual Report 2015. **All in Favor. Motion Carried.**

Adjournment:

Without objection the Planning Commission meeting was adjourned at 6:37 p.m.

Respectfully Submitted,

Dianna M. Battaglia
Planning & Zoning Coordinator