

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
JULY 10, 2025**

PRESENT:	James Reynolds	Chairperson
	Dennis Huff	Member
	Josh Marcks	Member
	Todd Mack	Member
	Dennis Murphy	Alternate
	Christina Slusser	Zoning Secretary
GUESTS:	Brad Humberstone	Mitchell Design Build
	Garrett McClurg	McClurg Auto Group
ABSENT:	Tim Cipolla	Member
	Sarah Roll	Alternate
	Don Roberts	ZEO

Chairperson, James Reynolds, called the meeting to order at 5:30 pm and led in the Pledge of Allegiance.

**INTRODUCTIONS/UPDATES**

Dennis Murphy was appointed as a voting member in place of Tim Cipolla who was absent. Josh Marcks is in the process of purchasing a home in Warsaw. Due to the residency requirement to be on the Planning Board, he may only be able to serve for a couple more months.

**MINUTES**

Dennis Huff made a motion to approve the minutes for 6/5/2025 which was seconded by Josh Marcks and carried with all voting aye.

**PRELIMINARY SITE PLAN REVIEW – EXPANSION OF MCCLURG’S SERVICE DEPARTMENT AT 125 N. CENTER STREET**

An application was submitted by Mitchell Design Build for an 84’ x 86’ addition to the existing McClurg Chrysler dealership at 125 N. Center Street. Brad Humberstone of Mitchell Design Build was present to explain the project. There is a parcel merge application pending with Wyoming County to merge 3 parcels at this location. The merge is required to be completed prior to approval by the Planning Board. The roof of the addition will be lower than the existing

roof, meeting height requirements. In consideration of stormwater drainage, the project area is currently paved, no changes are planned for existing vegetation, and new downspouts will be placed and tied in to existing catch basins. Dennis Murphy made a motion to refer the application to the Wyoming County Planning Board and schedule a public hearing for the next regular meeting, August 7, 2025 at 5:30 pm. This motion was seconded by Todd Mack and carried unanimously.

### **SPECIAL USE PERMIT – HOME BASED BUSINESS AT 8 FRUIT STREET**

An application was submitted by Ronald Ozzimo of 8 Fruit Street for a home-based laser engraving business. The Planning Board considered any potential impacts related to sound, odors, and other possible disruptions in the residential district. The applicant noted that the machine is noise free, low-emission, and he plans for only an online storefront rather than customer visits. Josh Marcks made a motion to approve the special use permit with the following stipulations:

- Operation of the business must be a noise free environment from the exterior
- Any emission that results from laser engraving must be well ventilated in a safe manor and undetectable by neighbors
- There is a limit of 1 customer at a time on the property during business hours (if the applicant should decide to change that part of the business plan)

Todd Mack seconded the motion and it was carried unanimously.

Josh Marcks made a motion to schedule a public hearing on issuing a special use permit for Wizard Engravings home based business at the meeting on the 1<sup>st</sup> Thursday in August at 5:30 pm which was seconded by Dennis Murphy and carried with all voting aye.

### **TRAILSIDE CAMPING REGULATIONS**

Proposed Trailside Camping regulations were reviewed by the Village Board on 6/16/2025 with comments returned to the Planning Board. The Planning Board chair plans to make some edits to make the language clearer and do a study on 125' from property lines rather than 100' to bring to the next Planning Board meeting.

### **LWRP POLICIES 31-44**

Policies 31-44 are all about water and air resources and focus on coastal areas. Perry does not have most of the things described in the policies. The Planning Board recommends that the Village Board pass the laws even though most do not apply to our area.

**OTHER BUSINESS**

The Planning Board discussed the potential of the grocery store location in hopes that it will be used again soon, although no interested parties have been identified.

At 6:27 pm, Todd Mack made a motion to adjourn the meeting which was seconded by Dennis Murphy and carried.

Respectfully submitted,  
Christina Slusser, Village Clerk/Zoning Secretary