

GREGG TOWNSHIP
PLANNING COMMISSION

JANUARY 19, 2022

Tom Snoddy, Chairman, called the meeting to order at 7:30 pm with the following in attendance: Ken Kipp, Treasurer; Ryan Runkle, Member; Doug Hovey, Zoning Officer; Ryan Frenya, PennCore Engineering; Brad Aurand, Larson Design Group

Ryan Runkle read the minutes from the December 15, 2021, meeting. The minutes were approved as read.

Treasurer's Report – The balance as of December 30, 2021 is \$115.99

Reorganization – Motion by Ryan Runkle, Second by Ken Kipp to keep all current positions the same. Unanimous

Public Comment – None

Old Business

Ryan Frenya from PennCore Engineering went over the revised plans for the Moran site. Moran's plans are to divide the construction between two phases of approximately 1 million sq ft for the initial construction with phase two adding an additional 545,000 sq ft to the site with the additional required parking. He addressed all HRG's comments on receiving NPDES permits, adding metes and bounds to the layouts, and again brought up the traffic study done in 2008. He added that Moran is willing to pay for the addition of a camera to the Rte. 15 light to help in the traffic study.

Ryan Runkle made a comment that while the 2008 study may have similarities with Moran's proposed warehouse, today's Rte. 15 traffic congestion and the future impact of neighboring intersections could differ greatly from the 2008 study.

Doug suggested that HRG should review the traffic impact study. He also presented comments on Moran's resubmission. Doug was uncertain if the driveway width was correct because the plans did not have the property boundaries marked for the township right-of-way. He suggested PennCore discuss the entrance requirements on-site with a representative of the township. After reviewing the plans with PennCore, Doug decided that the screenings plan and lighting layout was sufficient. Doug was unable to confirm that PennCore addressed all the comments because the digital link update was not received by him. Doug also added that the township may want to review any deed restrictions on the Moran site.

The planning commission suggested that there may be a need to make an amendment to the driveway width. It applies more to residential and small business applications and doesn't take large trucks into consideration. Motion by Ryan Runkle, second by Ken Kipp for the Final Allenwood Warehouse Development Plan to be forwarded to the Board of Supervisors for conditional approval

contingent upon the title being changed to Preliminary/Final Allenwood Warehouse Development Plan, meeting Doug's comments, and providing any information to the township supervisors that will work in conjunction with HRG and PennDOT for a traffic resolution. Unanimous

Brad Aurand from Larson Design Group spoke for River Run Foods and wanted to check that the plans were received by all the reviewing entities because no comments were returned from HRG or Union County. He mentioned that property lines and total land area calculations need to be corrected. Doug was satisfied with his review of the plans after the necessary property line corrections.

Ryan Runkle made a motion for conditional approval of the River Run Foods subdivision plans contingent upon making the corrections requested by Doug and any future comments from the reviews of HRG and Union County. Second by Ken Kipp. Unanimous

New Business

Storm water management plans for an expansion of the parking lot at the Reptiland property were submitted.

Doug commented that a review by HRG would be required.

Motion by Ken Kipp, second by Ryan Runkle to adjourn the meeting at 9:35 pm
Unanimous

GREGG TOWNSHIP PLANNING COMMISSION
FEBRUARY 16, 2022
MEETING MINUTES

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Ryan Runkle, Member; Doug Hovey, Zoning Officer; and Jodi Willow, Secretary.

The Secretary read the minutes from the January 19th meeting. The minutes were approved as read.

Treasurer's Report- The balance as of today is \$365.99 after a \$250 deposit from the township.

Public Comment- None

Old Business- The board looked at the revised Moran plan. It was discussed that the zoning ordinance needed amended to allow for larger driveways for commercial businesses such as Moran. Dan brought a portion of PennDOT publication 282 regarding low, medium, high and minimum volume driveways. Moran would be considered a medium volume driveway. This allows for 14 ft lanes and a recommended 10 ft median. It was agreed that the roadmaster can make some exceptions, at his discretion, if the lanes or median need to be a little bigger. Doug will work on drawing something up for the next meeting.

New Business- Motion by Dan King, second by Ryan Runkle to look at Aaron and Mary Lapp's subdivision plans. According to Union County planning's comments, there could be a need for an NPDES permit. Are these going to be used for Agriculture because the zoning ordinance has lot size requirements for that? How do you access lot 1 and lot 5? Vasallo Engineering will be present at the March meeting to go over the plans.

Motion by Dan King, second by Ryan Runkle to adjourn the meeting at 8:55pm.

GREGG TOWNSHIP
PLANNING COMMISSION
MARCH 16, 2022

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Gary Umstead, Member; Doug Hovey, Zoning Officer; Daniel Vassalo, Vassalo Engineering; Aaron Lapp, Resident; and Jodi Willow, Secretary.

The secretary read the minutes from the February 16th meeting. The minutes were approved as read.

Treasurer's Report- The balance as of February 28, 2022 is \$365.99.

Public Comment- None

New Business- Dan Vassalo presented the Aaron and Mary Lapp Subdivision plan. It is a 162 acre parcel, which the Lapp's would like to subdivide 5 lots off of. The commission reviewed the zoning officer's comments. Two of the five lots, plus the residual will be above 25 acres so they can have agricultural operations (large scale animal operations). There is quite a drop off in some spots off of McCarty Rd. The lots will need to be built up for driveways. Mr. Vassalo stated that the driveways will traverse at different angles coming down, instead of straight down to deal with the grade. He has the driveways coming off the road at a 4% grade and then going to 15%. It was noted that the SALDO has different information on driveways than what the zoning ordinance does. A note will be added to the front page that each lot has to address stormwater and land development regulations. Motion by Dan King, second by Gary Umstead to forward the subdivision on land of Aaron K. and Mary S. Lapp plans with recommended conditional approval to the Board of Supervisors contingent that all future land development will comply with all applicable regulations with appropriate language for the note to be supplied by the zoning officer to Vassalo Engineering. Unanimous.

Doug Hovey reviewed the sewage planning module and it was signed by the Chairman and Zoning Officer.

Old Business- Doug revised Section 15.5.5 Design Standards for Driveways and Access Drives to Streets. He is suggesting terminating the section at the end of the 6th sentence and then adding a new section referring to PennDOT Publication 282 in regards to minimum, low, medium and high volume driveways for driveway measurements. Doug will look at the remaining driveway sections in the zoning ordinance to see what may need to be changed or deleted. The definitions for minimum, low, medium and high volume driveways will need to be added to the amendment.

Motion by Dan King, second by Ken Kipp to adjourn the meeting at 8:50pm.
Unanimous.

GREGG TOWNSHIP
PLANNING COMMISSION
MAY 18, 2022

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Gary Umstead and Ryan Runkle, Members; Doug Hovey, Zoning Officer; Corey Johnson, Livic Civil; and Jodi Willow, Secretary.

The Secretary read the minutes from the March 16th meeting. The minutes were approved as read.

Treasurer's Report- The balance as of April 30th is \$317.99.

Public Comment- None

New Business-Corey Johnson, Livic Civil, was present to discuss the upcoming land development plans for Lots 1-5 for PNK. This will require 190 acres of disturbance. They have submitted 2 NPDES permits. One is for Lots 4 & 5 and the other is for Lots 1-3. Instead of stormwater basins, they will be using constructed wetlands around each building. They have worked with DEP on this issue. The water will be treated prior to going into the river. He stated they are also in the process of working with PennDOT on the open HOP. They have submitted the scoping application with traffic counts and those have been approved. They will now work on completing the impact study. Their preference would be to finish the connection road between Commerce Parkway and Russell Rd instead of doing a climbing lane since they already have to finish a lot of the road to provide access to 2 lots along the road. They are planning to start closest to the village and work their way north due to the amount of earth that is needed to be moved at the lower end and will be used in the upper end. There will be extensive landscaping to block the village from the park. This will include large trees and bushes. Their plan is to start the dirt work for building 5 this year. There are currently no tenants lined up, so the building can be built after a client is signed on. This would allow for minimal changes to parking or building size depending on usage. Lots 1 and 5 will have rail access.

Rt 15 & 44 Property- Gary Umstead requested someone look at the light post at the entrance off of Rt 44 at the commercial property at Rt 15 & 44. He stated that the way that it's angled, at night, it makes it look like traffic is coming. Doug will look after the meeting.

Old Business- The commission reviewed Doug's revised driveway amendment. They would like the diagram from section 15.9.9 put back in. The amendment can be written up to revise both the zoning ordinance and the SALDO at the same time. They

discussed the minimum use driveway maximum width. It was mentioned that maybe they should go back to the current version of the ordinance and add that Low, Medium and High Volume driveways should refer to PennDOT Publication 282. Doug will draw it up for the June meeting.

Motion by Dan King, second by Gary Umstead to adjourn the meeting at 8:53pm.
Unanimous.

GREGG TOWNSHIP
PLANNING COMMISSION
June 15, 2022

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Gary Umstead, Member; Ryan Runkle, Member; Corey Johnson, Livic Civil; Brian Schultz, PennCore Consulting; Doug Hovey, Zoning Officer; and Jodi Willow, Secretary.

The Secretary read the minutes from the May 18th meeting. The minutes were approved as read.

Treasurer's Report- The balance as of May 31st remains \$317.99

Public Comment- None

New Business- Corey Johnson, Livic Civil, presented the submitted plans. The NPDES permit for lots 4 & 5 has been approved. He will be getting that on Friday. The permit for lots 1-3 has admin approval. The commercial manufacturing/village line will be added to the plans. They will add a waiver to the plans for the portion of the roadway exceeding 7% grade, which the UCIDC got a waiver for as well. It is their belief that they have to work with the current HOP until a user goes in to trigger improvements. They are working to establish what mitigation will need to be done in advance so there are no surprises. Mr. Johnson went over the landscaping plans for the line between the village and their property. They will plant 8'-20' high Norway Spruces and he will change the construction plans to plant them when the earthwork is going on. Between the Eye Center and their property, they will plant Sassafras Albidum trees. Nothing can be planted in the 100ft PPL right of way. The construction will not be 24/7, but they may work longer in the summer months. On lots 4 & 5, there is no light leaving the property. They questioned if they could begin the earthwork prior to final approval. The commission suggested writing down exactly what they want to do and cost estimate and then have our engineer and solicitor review for their response. Should they be ok with it, the supervisors would need to approve it and a developer's agreement and financial guaranty would need to be in place.

Moran Subdivision- Brian Schultz, PennCore Consulting, presented the final subdivision plan for Moran. They would like to subdivide a 2 acre lot off of their 9 acre property along Russell Rd. They intend to sell the 2 acre lot. The current set of plans have multiple setbacks shown and it is confusing. The zoning officer's assessment is that because they are the border of the Industrial Park, they would need 100 foot yard setbacks from Peelings property and Rt 15. Even with these setbacks, an approximately 60 ft wide building could go in. If they want to dispute the 100 foot yard setbacks, they could apply for a variance or appeal the zoning officer's determination.

Mr. Schultz will take this information back to the clients and Ryan Frenya for their discussion. They will bring back plans with only 1 set of setbacks shown for the July meeting.

Old Business-

Driveway Amendment- The commission reviewed Doug's revised driveway amendment. He will take out the definitions for low, medium, high and minimum driveways. It was decided to take out Table 4-3 out of the SALDO. Motion by Dan King, second by Gary Umstead to forward the proposed amendment to the zoning ordinance to the Board of Supervisors with the following addition: modify Section 4.6.1 of the SALDO to read "Property lots or land development shall be laid out in relation to public and private streets so that safe driveway access can be provided in accordance to applicable zoning standards." Unanimous.

Rt 15 & 44 property- Doug will contact Mr. Mazzamuto about having the light adjusted that makes it look like there is oncoming traffic.

Motion by Dan King, second by Ryan Runkle to adjourn the meeting at 9:15pm. Unanimous.

GREGG TOWNSHIP

PLANNING COMMISSION

July 20, 2022

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Gary Umstead, Member; Ryan Runkle, Member; Corey Johnson, Livic Civil; Brian Schultz, PennCore Consulting; Lake Randall, Mid-Penn Engineering; Doug Hovey, Zoning Officer.

Ryan read the minutes from the June 15th meeting. Under the paragraph starting with "Moran Subdivision", correct the statements of "100 yard setbacks" to "100 foot yard setbacks". Otherwise, minutes approved as read.

Treasurer's Report- The balance as of June 30th is \$250.49.

Public Comment – None

Old Business

- **PNK P2, LLC** - Corey Johnson resubmitted plans to address comments received from the June 15 meeting. Lot #5 had substantially more trees added to act as screening between the proposed development and the existing residences to the south. Corey also addressed required storm water management changes that were provided by HRG. A new letter dated July 20, 2022 was provided by HRG to the Township and PNK, with 1 comment on Subdivision and Land Development and 5 comments on Stormwater Management. Doug also provided Corey with his input with updates shown in red font. Corey informed the planning commission that they had sent a letter to the township engineer requesting an exemption to begin bulk earthwork only for Lot #5. If the engineer approves, this would be sent to the supervisors for their final approval and would allow earthwork to begin prior to final land development approval. Along with this submission, a cost estimate to address the required financial guarantee of approximately \$1.2 million was provided to the engineer for approval. If approved, this would go to the solicitor for incorporation in the agreement to allow bulk earthwork to begin prior to final land development approval. Doug brought attention to his comments 8 and 9 in his update. A cul-de-sac should be added at the eastern end of Commerce Drive where the road transitions from dedicated to private. Also, if the unfinished portion of Enterprise Blvd. remains private, it should be labelled as such on the plans. Corey noted that Enterprise may remain private, but that they intend to construct in accordance with the Township standard in the event it is to be dedicated. A motion was made by Dan King to forward the plans to the Supervisors with our recommendation for condition approval for the Preliminary/Final Land Development Plan for Great Stream Commons Lot 1-5 With the following conditions
 - Certifications and Statements need to be executed

- A cul-de-Sac or other turn around feature is provided at the eastern end of Commerce Drive
 - Label/Address the status of the unfinished portion of Enterprise Blvd. as private, it not planning to be dedicated. Otherwise construct as per Township Standard.
 - Address comments on HRG's letter to the Township dated July 20, 2022(attached). Motion was seconded by Gary Umstead. Ken Kipp abstained from voting, but motion passed upon approval by all other members.
- **JM Corporate Reality Subdivision Plan -Moran Subdivision** – Brian Schultz, PennCore Consulting presented the final plan that addressed the yard setbacks at the border of the Industrial Park. Doug had only received a digital copy prior to the meeting, but reviewed the hard copy at the meeting and concurred on the setbacks shown. A motion was made by Ryan Runkle to forward to the supervisors with our recommendation for conditional approval, with the condition being the signature is completed by Union County planning. Motion was seconded by Gary Umstead, Motion passed.

New Business

- **County of Union Subdivision for Lot No. 1 of 45.807 acres at 18101 Russell Road.** Lake Randall of Mid-Penn Engineering was on site to review the subject subdivision and sketch plan that was submitted. This plan subdivides the remainder of the UCIDC property to the north of the portion that is being purchased by Moran (behind Clyde Peeling's Reptile Land). Doug had reviewed the plans and provided comments to Lake, for both the subdivision and the sketch plan. The sketch plan was for information only as they are still working on final layouts, but it did provide a perspective on what the developer may construct in the future and allowed early input. (See Doug's comments on page 2 of his "Zoning Officer Input to July 20, 2022 GTPC meeting". After reviewing the plans, a motion was made by Ryan Runkle to forward the plans to the supervisors with our recommendation for conditional approval, with the condition being the 100 ft. Minimum Yard is provided for the Industrial Park perimeter boundary. Motion was seconded by Ken Kipp, motion passed.
- The planning commission also notified Lake of the Township working on an agreement with developers that will use the signal at the intersection of Russell Road and route 15. This agreement will establish a yearly fee to be collected to help with the cost of any signal upgrades at this intersection in the future. This is not yet established.

Motion by Dan King, second by Ryan Runkle to adjourn the meeting at 9:35pm. Unanimous.

GREGG TOWNSHIP
PLANNING COMMISSION
AUGUST 17, 2022

Tom Snoddy, Chairman, called the meeting to 7:30pm with the following in attendance: Ken Kipp, Treasurer; Ryan Runkle, Member; Doug Hovey, Zoning Officer; and Jodi Willow, Secretary.

Minutes- The secretary read the minutes from the July 20, 2022 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of July 31, 2022 remains \$250.49.

Public Comment- None

Old Business- The board reviewed Enterprise Blvd road specs for the PNK land development submitted by Doug.

New Business- The commission reviewed the Joyce Masser subdivision plan. Motion by Ryan Runkle, second by Ken Kipp to forward the plan to the Board of Supervisors recommending conditional approval contingent upon sewage planning module approval. Unanimous. Tom Snoddy and Doug Hovey signed the sewage planning module.

Motion by Ryan Runkle, second by Ken Kipp to adjourn the meeting at 8:01pm. Unanimous.