

GREGG TOWNSHIP
PLANNING COMMISSION
MARCH 17, 2023

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; Salvatore and Gaetano Balsamo, Citizens; and Jodi Willow, Secretary.

The Secretary read the minutes from the January 18, 2023 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of February 28, 2023 remains \$259.48.

New Business- Salvatore and Gaetano Balsamo were present to discuss the possibility of using the property at 16767 US Rt 15 as a rental property until they can get a commercial business. The property has been used as a residence before and has residences close by on both sides. Doug gave a few options: 1) Do nothing 2) Change zoning map from commercial to residential-but then they couldn't have a commercial business 3) Allow residential use in commercial district as either a conditional use or special exception 4) Use as an short term rental. They would like a yearly rental so it's not a bunch of strangers in and out. After some discussion, motion by Dan King, second by Ken Kipp to have Doug Hovey draft a zoning amendment including residential use as a special exception or conditional use, while making sure the different current uses are ok. Unanimous.

Old Business- None

New Business- The board reviewed Ken Kipp's GSC discussion piece. He feels that Union County Planning was derelict in their duty when it came to GSC. Gregg Township was not even addressed in the 2009 UC Comprehensive Plan. He questioned how many diesel trucks are too many in this confined area? He believes the township needs their own comprehensive plan. It was discussed that Ken should write down his main concerns and take them to the UC Comprehensive Plan meeting on March 30th.

It was also discussed that we should be getting updates on the HOP for PNK and the southern end of the park. The secretary will contact PennDOT and HRG to be included in the email chain.

Motion by Dan King, second by Gary Umstead to adjourn the meeting at 8:56pm. Unanimous.