

GREGG TOWNSHIP
PLANNING COMMISSION
JUNE 21, 2023

Tom Snoddy, Chairman, called the meeting to order at 7:32pm with the following in attendance: Dan King, Vice Chairman; Ken Kipp, Treasurer; Gary Umstead and Ryan Runkle, Members; Doug Hovey, Zoning Officer; Eric Brosius, Hornberger Land Surveying; Terry Snoddy, Melvin Fisher and Daniel Fisher, Citizens; and Jodi Willow, Secretary.

The secretary read the minutes from the May 17, 2023 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of May 31, 2023 remains \$235.49.

Public Comment- None

New Business-

Terry Snoddy Subdivision Add-on- Eric Brosius presented the add on subdivision plan for Terry Snoddy/Josh and Beth Dreisbach. Doug reviewed the plan and determined it fully complies with the zoning ordinance. They need a DEP Request for Planning Waiver & Non-Building Declaration signed by the planning board. Motion by Dan King, second by Gary Umstead to have Tom Snoddy sign the DEP form and to recommend to the Board of Supervisors the approval of the Final Lot Addition Subdivision Plan for Terry and Sue Snoddy & Beth and Joshua Dreisbach. Unanimous.

Daniel Fisher- Daniel Fisher and Melvin Fisher were present to ask the possibility of building homes on the landlocked lots behind 180 White Deer Ave. The one lot is accessible, while the other has no access from the road. They will need to research the deeds to find out if they are actually two lots or one on the deed. They will also need to contact GTMA and PAWC to see if there are hook ups for water and sewer there. It was suggested they do this research and work with a surveyor to see what the costs would be to see if it is a worth it economically.

145' building- There is a question from Shawn McLaughlin, UCPC, regarding the possibility of a 145' tall building being located in Great Stream Commons. The current maximum height is 50'. After some discussion, motion by Ryan Runkle, second by Gary Umstead to notify Shawn that the planning commission is not interested in modifying the zoning ordinance to allow for a 145' high structure. Unanimous.

Livic Civil- Ryan Runkle spoke to someone from Livic Civil regarding the landscaping screening that was put in. He has not heard back from them. The planning commission is recommending that the Supervisors ask HRG to do an onsite inspection to see if the

landscaping is what the plan shows and determine if more is needed and to do an onsite improvements inspection while there since it is such a big project.

Motion by Dan King, second by Gary Umstead to adjourn the meeting at 8:54pm.
Unanimous.