

GREGG TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 20, 2023

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Dan King, Vice Chairman; Gary Umstead, Member; Ryan Runkle, Member; Doug Hovey, Zoning Officer; Tommy and Salvatore Balsamo, Residents; Dave Ferguson, Resident; and Jodi Willow, Secretary.

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

Treasurer's Report- The balance as of November 2023 remains \$191.49.

Public Comment- None

Old Business-

Salvatore Balsamo built a garage where each of his 4 children would get a garage bay. After it was built, 3 of his children didn't want them anymore. He currently lives over OIP, but is planning to retire next year and would like to get away from Rt 15. He would like to live above the garage. The building is 45' X 90' and the bottom has 4 garage door bays with stairs leading to the 2<sup>nd</sup> floor from one of the bays. Tom Snoddy noted that the planning commission originally thought the garage was in the commercial district, however, the property is in two districts. The house is in the commercial district and the part of the property where the garage is in village. It will be considered a primary structure and two primary structures are allowed on one lot. He will have to go back to CKCOG and update his building permit and that may be more difficult so he may want to go there first to see if it's feasible. The zoning permit will also need to be updated. There will need to be a 20' ROW and 16' cartway to the property and parking spots. Sewer and water will need to be hooked up as well. Doug will write down what he will need to do and give it to Mr. Balsamo.

New Businesses- Doug mentioned that 3 new businesses are locating in the township. Sunflower Spa and Daydream Salon are two businesses locating in the building across Rt 15 from Sunoco. Herbal Haven will be located in the building where Allenwood Café.

Gary Umstead gave an update on Ken Kipp.

Motion by Dan King, second by Gary Umstead to adjourn the meeting at 8:15pm.  
Unanimous.