

GREGG TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 18, 2023

Tom Snoddy, Chairman, called the meeting to order at 7:30pm with the following in attendance: Ken Kipp, Treasurer; Gary Umstead, Member; Ryan Runkle, Member; Doug Hovey, Zoning Officer; Daniel Vassallo, A&R Real Estate; and Nicholas Hesman, Township Resident.

Ryan Runkle read the minutes from the August 16, 2023 meeting. The minutes were approved as read.

Treasurer's Report – The balance remains \$191.49.

Public Comment – None

Old Business – None

New Business – Daniel Vasallo of A&R Real Estate brought plans to consolidate three lots. He had met onsite with Matt Vanaskie of HRG and Doug Hovey to address concerns with storm water and achieve compliance with DEP. The plan for the property is to add an addition to the store. The consolidation of lots is needed to meet the land requirements for impervious coverage. The property needs to increase its impervious coverage with the store expansion and the required parking spaces. Mr. Vasallo was working on HRG's comments and had submitted the E&S plans to Union County Conservation. Gary Umstead commented on the onsite sewer considering the proximity to the GTMA. Daniel mentioned that the owner was interested in connecting in the future once funds were available considering the connection was on the other side of route 15. Ryan Runkle made a motion to recommend the approval of the plans to the Supervisors. Gary Umstead seconded the motion. Unanimous.

Nicholas Hesman has a property in the township and would like to build storage units. He questioned the planning commission to see if there was a solution to the zoning conflict of storage units in the agricultural district. He currently has 1.04 acres and would like to fill the property. The planning commission thought it was unlikely to permit the storage units due to several challenges such as lot size, impervious coverage, and improper zoning. Mr. Hesman inquired about special exceptions but was going to review the information and possibly return to the next meeting.

Union county submitted plans to subdivide properties. The commission discussed the complexities and concerns of turning over the private alleys in the village to the township. The discussion on the alleys was tabled till more information was provided. The consolidation of the properties at the township building and the adjoining county property was met favorably. Motion by Ryan Runkle to recommend approval to the supervisors of the final subdivision plan of the two parcels of land (003-068-126.00000 and 003.068.022.00000). Motion was seconded by Gary Umstead.

Doug stated that Tommy Balsamo contacted him because he recently constructed an accessory structure on his property and had interest in adding apartments on the second floor of the building. The planning commission discussed that the zoning requirements would not allow for this use because the building was a newer structure and would not fall under any exceptions.

Doug also stated that another property along 15 was interested in adding an apartment to the building after warehousing in the rear of the property was removed.

Motion by Ken Kipp, second by Gary Umstead to adjourn the meeting at 9:10pm. Unanimous.