

GREGG TOWNSHIP  
PLANNING COMMISSION  
JULY 19, 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; David Ulrich, Mid-Penn Engineering; Ken Bloomer, Citizen; and Jodi Willow, Secretary.

The secretary read the minutes from the June 21, 2023 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of June 30, 2023 is \$191.49.

Old Business-

Tommy Balsamo Conditional Use Hearing- The commission has no comments regarding this hearing.

PNK- The supervisors suggested a meeting with PNK, the supervisors and planning commission members to go over any concerns regarding the project. Ryan Runkle will attend and possibly Dan King.

New Business-David Ulrich, Mid-Penn Engineering, was present to go over the Patton Land Development Plan for 2 warehouses and a stabilized pad. Warehouse 1 will be approximately 82,000ft<sup>2</sup> and will have around 8-9 employees. Warehouse 2 is approximately 130,000ft<sup>2</sup> and will have up to 20 employees. The lighting will all be located on the building. This can be addressed with the zoning permit. They currently have no plans to build warehouse 3 for at least 4-5 years. There will be 5 stormwater basins all together for the 2 warehouses and stabilized pad. The zoning officer and HRG submitted their comments to the planning commission and Mr. Ulrich. It was noted that they will also need to have a traffic signal maintenance agreement for the Russell Rd/Rt 15 intersection. The area is currently heavily wooded and they are going to keep as much as they can. They will add landscaping screening against residential properties and will note on the plans in what areas the trees will be kept and where landscaping screening will need to be planted. Each building has one ADA parking stall and it was noted that they should meet with the roadmaster for his ok on the driveway. Tabled until the August meeting.

Public Comment- Ken Bloomer, citizen, presented some concerns he sees in the village. He is concerned with the use of the turning lane as people exit businesses into the turning lane and stop to wait till they can enter traffic. Also, the traffic is bad on Rt 15 already, how will all the trucks affect the traffic? Something may need to be done with

the signal at Rt 15 & 44. He thinks it would be good if the GSC businesses utilize rail service.

The zoning officer met with an A & R Real Estate representative, Dan Vassallo and HRG regarding the gas station at the south end of town. They would like to turn it into a Valero gas station. The previous owner was shut down by DEP for leaking gas tanks. The new owner put in new tanks and pumps. They would like to build a 1700ft<sup>2</sup>+ addition to the sides and back of the property. There may be a need for a parking variance due to setbacks.

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