

GREGG TOWNSHIP  
PLANNING COMMISSION  
AUGUST 16, 2023

Dan King, Vice Chairman, called the meeting to order at 7:30pm with the following in attendance: Gary Umstead, Member; Ryan Runkle, Member; Doug Hovey, Zoning Officer; David Ulrich, Mid-Penn Engineering; and Jodi Willow, Secretary.

The Secretary read the minutes from the July 19, 2023 meeting. The minutes were approved as read.

Treasurer's Report- The balance remains \$191.49 as of July 31, 2023.

Public Comment- None

Old Business- David Ulrich, Mid-Penn Engineering, presented the updated Patton Land Development plan. He stated that he has addressed all the engineering and zoning comments. They have highlighted the screening and landscaping in the new plans. They plan to plant 6' White Pine trees. The board requested using Norway Spruce and having 2 rows staggered to provide better screening. Dan King requested they get their traffic numbers to the township for PennDOT to see if anything will need to be done to the traffic signal. After some discussion, motion by Ryan Runkle, second by Gary Umstead to forward the Final Land Development Plan for Patton Warehousing at Great Stream Commons to the Board of Supervisors recommending conditional approval contingent upon the following conditions: 1)Improvements Guaranty, Stormwater Maintenance and Traffic Signal Maintenance agreements executed 2)Approval from the Conservation District(E & S and NPDES) 3)GTMA Developers Agreement executed 4)Any additional comments from HRG or Doug Hovey addressed and remedied 5)Plans fully executed before submittal 6)Note added to the plans that the roadmaster was met with and got driveway approval 7) Increase density of the landscape screening. Unanimous.

Bushes at 280 White Deer Ave- It was questioned if anything could be done about the bushes at this property. Several residents have noted sight distance difficulty. Gary Umstead will measure the distance to see if it is in violation of the zoning ordinance. It was also noted that after the township cut the bushes back, there are very sharp ends to the bushes and someone could get hurt. It was requested that the township cut off the sharp ends .

It was also noted that the house is empty and nothing has been done since the fire. The township will put it on the Supervisors agenda.

PNK meeting- PNK sent two dates that would work for meeting regarding the landscaping: Wednesday, August 23 or Friday, August 25. Arthur Masser, Ryan Runkle and Dan King all stated that Friday would work best for them.

Motion by Ryan Runkle, second by Gary Umstead to adjourn the meeting at 8:33pm.  
Unanimous.