

GREGG TOWNSHIP
PLANNING COMMISSION
APRIL 17, 2024

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

The Secretary read the minutes from the February 21, 2024 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of 3/29/2024 is \$115.49.

Public Comment- None

Old Business- None

New Business-

Treasurer- Motion by Tom Snoddy, second by Ryan Runkle to appoint Gary Umstead as Treasurer. Unanimous.

Sunanday Subdivision- The zoning officer reviewed the plans and stated that it complies with all the zoning regulations. The only thing that is missing is the certificate of ownership signatures. This subdivision will be for a single family dwelling to be built at a future date. Another question was would he need to hook up to the sewer. Motion by Ryan Runkle, second by Gary Umstead to forward the Final Minor Subdivision Plan for the Property of Bradly J. Sunanday to the Board of Supervisors recommending conditional approval contingent upon the Certificate of Ownership block being completed and verification from the GTMA if sewer connection is required. Unanimous. Motion by Ryan Runkle, second by AJ Masser to approve signing the sewage planning module.

Great Stream Commons Sign Regulations- Currently the regulations for a free standing sign in Commercial Manufacturing is 30 ft². These regulations are the same as downtown. Moran has a sign they would like to put up that is 80ft² approximately. They have applied for a zoning variance. Doug will get examples from other industrial parks to see what their regulations say. The commission agreed to wait to see what the zoning hearing board rules and also what Doug finds from other industrial parks.

The zoning officer stated that he had a couple phone calls regarding possible projects. The first was a 48 x 300ft poultry barn for Amos Esch. Mr. Esch is working with the conservation district on this. The second was from an architect working on an office building plan for Moran across Russell Rd from Snappy's.

Motion by Ryan Runkle, second by AJ Masser to adjourn the meeting at 8:03pm.
Unanimous.