

GREGG TOWNSHIP
PLANNING COMMISSION
JUNE 19, 2024

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

The Secretary read the minutes from the May 15, 2024 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of May 31, 2024 remains \$365.49.

Public Comment- None

New Business- Colton Zimmerman, PennCore Consulting, was in attendance to present a sketch plan for a 3 story office building for Moran Industries. The plan is about 80% complete and the building is to be located on the property across Russell Rd from Snappy's. The zoning ordinance requires a building of that square footage to have 200+ parking spaces. This building will have approximate 48 employees and they figure maximum occupancy with visitors would be 80 people. After some discussion, the commission stated that they would have to go for a zoning variance for parking. There was also a question about the traffic signal agreement on whether it would be the same. That is a question for the Board of Supervisors.

Old Business- Doug reviewed Old Lycoming Township's zoning ordinance and their sign regulations for commercial district are 300 ft² for the entire sign. They calculate the sign differently than we do though. Calculating the Moran sign how Old Lycoming does, Moran's sign would have been 170 ft². Doug will do some more research.

The commission also discussed the Commerce Pkwy HOP and PNK stormwater basins. The secretary will email Matt Vanaskie, HRG, to contact PNK about fixing their stormwater basins, which they agreed to do under the stormwater management agreements.

Motion by Ryan Runkle, second by AJ Masser to adjourn the meeting at 8:01pm.
Unanimous.