

GREGG TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 18, 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; David Hines, CKCOG; David Ulrich, Mid-Penn Engineering; Caleb Light, Nye Consulting Services; and Jodi Willow, Secretary.

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

Treasurer's Report- The balance as of August 30th remains \$365.49.

Public Comment- None

New Business-

Patton Warehouse- Dave Ulrich presented the resubmitted Patton Plans which they would like to do as a final approval for Phase 1(smaller warehouse) and preliminary approval for the rest. The major changes is warehouse 1 is smaller and has more parking as it is now planned to be warehouse/manufacturing so there will be more employees. The projected number of employees is 100 with a 40 employee maximum per shift. There will be less impervious coverage as there will be less truck movements needed. They are working on a sewage agreement with GTMA. Mr. Ulrich believes it will only be a minor amendment to NPDES permit. Tabled until the engineering and zoning comments are received.

Moran- Tabled until the engineering and zoning comments are received.

Zoning Amendment- One of the Supervisors questioned about a zoning amendment regarding living above barns. There have been reports of Amish requesting to live above barns temporarily until building home and then getting rid of their animals and just living in the barn. The zoning officer stated that building codes and zoning would take care of that already.

Old Business-

Oakridge Subdivision- Revised plans were not received.

Amos Esch Land Development Plan- Caleb Light, NCS, was present to discuss revisions to the plan. The barn is for layers. There will be a seepage pit with a swale in the back. UC Conservation District will request the manure plan. He stated that manure storage will be taken care of in house. The barn will be cleaned out every 13 months)which is a layer cycle and the manure will be put on the land. Mr. Light reviewed

their answers to the engineer and zoning officer comments. Since CKCOG just took over for zoning, they would like to meet with them regarding the plans and make sure everything is taken care of. It was suggested that Mr. Esch keep a log of inspections on hand so that if anything happens, he can show there were inspections. The road in was discussed to. If they are coming off a township road, they will need to meet requirements of township. Tabled until October.

Motion by AJ Masser, second by Tom Snoddy to adjourn the meeting at 8:18pm.
Unanimous.