

GREGG TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 23, 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; Tom MacDonald, Zoning Officer; Garrett Ender, CKCOG; Colton Zimmerman, PennCore Consulting; David Ulrich, Mid-Penn Engineering; and Jodi Willow, Secretary.

The Secretary read the minutes from the September 18, 2024 meeting. The minutes were approved as read.

Treasurer's Report- The balance as of 9-30-24 remains \$365.49.

Public Comment- None

Old Business-

Oakridge Lumber- No revised plans were received. Tabled until November.

Amos Esch Land Development Plan- The E & S report was provided. As far as the driveway, milk trucks are already going back that driveway. The secretary will discuss this with the roadmaster if anything needs done to the driveway. The plans still need the UC Planning signatures. Motion by Ryan Runkle, second by Gary Umstead to recommend conditional approval of the Amos Esch Ag Operation Land Development Plan to the Board of Supervisors contingent upon the completion of signature blocks and an improvements guarantee. Unanimous.

Moran Office Building- The zoning and engineering reports were reviewed for last week so the issues have been corrected by PennCore Consulting for this week. PennCore has not heard back from HRG regarding the corrections. The zoning officer's report has 15 items on that. 1-5 are from the engineering review and 6-15 are administrative items. Motion by Ryan Runkle, second by Tom Snoddy to recommend conditional approval of the Allenwood Office Headquarters Final Lan Development Plan to the Board of Supervisors contingent upon the comments from the Central Keystone COG review dated October 7, 2024 being met(1-5 being verified by HRG), meeting with roadmaster regarding driveway and traffic signal agreement & Improvements Guarantee submitted. The CKCOG review is attached.

Patton Warehouse- Patton has executed a Developer's Agreement with GTMA for wastewater. Mr. Ulrich will get with Patton for the stormwater agreement and Improvement's Guarantee. The conditional approval from the previous plan submission stands as is. Tom MacDonald will talk to HRG to get their review.

Sunanday Subdivision- Mr. Sunanday has an 11.20 acres lot and would like to subdivide 1.113 acres off the parcel. He has received the HOP from PennDOT and the lot will have access from a private 50' ROW on Devitt Camp Road. Motion by Ryan Runkle, second by AJ Masser to recommend approval of the Final Minor Subdivision Plan for property of Bradly J Sunanday to the Board of Supervisors. Unanimous.

Motion by AJ Masser, second by Gary Umstead to adjourn the meeting at 8:37pm. Unanimous.