

GREGG TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2024

Dan King, Chairman, called the meeting to order at 7:25pm with the following in attendance: Ryan Runkle, Vice Chairman; Gary Umstead, Treasurer; Tom Snoddy, Member; AJ Masser, Member; Tom MacDonald, Zoning Officer; Corey Johnson, Livic Civil Engineering

Ryan Runkle read the minutes from the October 23, 2024 meeting. The minutes were approved as read.

Treasures Report – The balance as of November 29, 2024 is \$ 297.49.

Public Comment – None

Old Business – Oakridge Lumber Subdivision plan. Tom noted that the only change to the plan from the original was the addition of signature blocks and ownership acknowledgment. The planning commission discussed whether the plan being signed by an agent of the owner, rather than the owner themselves, was permissible. The commission agreed that even though it was non-typical, there shouldn't be any legal concerns. Tom also mentioned that the subdivision meets the SALDO requirements and there are existing driveways. Motion by Tom Snoddy, seconded by AJ Masser, to recommend approval of the Oakridge subdivision plans to the supervisors. Unanimous.

New Business – GTMA letter. After a brief discussion and agreement as to the contents of the letter, Gary Umstead made a motion, seconded by AJ Masser that Dan King sign the GTMA letter.

White Deer Run – Corey from Livic Civil presented the plans from White Deer Run and discussed their intentions of constructing a new building on the site where the softball field is currently located. The building would have a footprint of 38,000 square feet and consist of an additional 96 beds along with some other administrative facilities and a loading dock. It will be necessary to locate some of the storm water above, and some below ground to accommodate the requirements. Due to an older building being demolished, many of the residents will be relocated. Corey questioned what the commission recommended for parking calculations considering

the demand for parking stalls is substantially greater than what will be needed by White Deer Run. The commission will have Jodi check to see what was done in the past but believed a variance would be the correct approach. Gary addressed sewer/water demands which Corey said were satisfied. Tom mentioned that Corey offers some accommodation for firetrucks accessing the dormitory. Dan addressed site lighting concerns. Corey said he would make corrections and attend a future meeting with the amended plans.

Motion by AJ Masser, seconded by Gary Umstead to adjourn the meeting at 8:20 pm. Unanimous.