

Gregg Township, Centre County
Planning Commission Meeting Minutes
Monday, August 5, 2024

Meeting called to order by Chris Kunes @ 6:30 pm.

Attendees were Chris Kunes, Lindsay Covalt, Ben Haupt, Mike Arthur, Jane Scheuchenzuber, and then Keri Miller arrived at 7:06 pm.

Pledge of Allegiance

Public Comment – None

BOS Report by Ben Haupt – Vicky Vanada was announced as new Township Secretary.

Zoning Officer – Justin Dashem from PV Code – Not much going on now, had 1 house last month and Frosty Hook got a permit for an addition.

Secretary's Report – None

Current Projects:

1. Zach Gay – Mill Dam Farm Subdivision for John Corman. Would like to make seven lots out of farm. Location is on Alison and Penns Cave Road. Point of Reference is that this is close to Integrity Accounting. Zach needs Sewage Module signed. Discussion- Both primary and secondary septic. Wells are 100 feet from septic. Open space lots are #3 & #5. Falls below 11 acres to have some open space. John Corman intends to retain lots #1 & #2. No questions from the Planning Commission members.

Component #1 – Sewage Plan Module – Ben Haupt made a motion to accept the Sewage Plan Module. It was seconded by Jane Scheuchenzuber. Lindsay Covalt abstained from the vote. All other members voted unanimously.

2. Faith Alive Church Expansion – Plan completed by Penn Terra. Planning Commission has not had any input to date. With this addition, it will remain as a one building. August 20, 2024, it will be reviewed by Centre County Planning Commission. The addition will be 8,000 square feet and it meets the setbacks and has required parking. Stormwater will be managed on site. At this time, this is informational and does not require any action.

3. Happy Valley Adventurer Bureau in State College, PA is promoting tourism. Regions with Scenic Byways and scenic roads, and/or heritage and historic routes that are popular with visitors serve as economic generators. Because the majority of these experiences are off-the-beaten path, the spending and jobs generated are in rural areas where it is most challenging to generate new jobs and increase economic impact. At a very basic level, 100 new traveling parties to a location creates the equivalent of one new job and 1,000 traveling parties create the equivalent of 10 new jobs. A study conducted by Ford Motor Company revealed that 54% of drivers prefer to take the scenic route when they are on the road.

Happy Valley Adventurer Bureau is looking at communities along Route 45. For this to occur, there are standards that will need to be followed:

- a. Sign dimensions and siting
- b. Sign color
- c. Lighting
- d. Materials
- e. Existing signs
- f. Prohibited signs

This is in the discussion phase. Mr. Chris Kunes asked planning commission members to look at the information provided. Mr. Kunes stated that this could possibly allow for program dollars (grants) in the future.

4. Air BnB and Short-term rentals

There was a discussion about current ordinances as to short-term rentals and whatever the building code impacts zoning regulation.

July 8, 2024 meeting minutes – No corrections. Motion to approve July 8, 2024 meeting minutes by Lindsay Covalt and seconded by Mike Arthur. Vote was unanimous.

Next meeting will be on Tuesday, Sept. 3, 2024 @ 6:30 pm. (Labor Day is Monday, September 2, 2024).

Ben Haupt made a motion to adjourn the meeting. Seconded by Chris Kunes. Chris Kunes adjourned the meeting at 7:30 pm.

Respectfully submitted,

Vicky Vanada, Gregg Twp. Secretary