

City of Greensburg  
**PLANNING COMMISSION Meeting**

Monday, February 26, 2018 7:00 PM

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- I. **Call to Order by Dave Kahley**
- II. **Roll Call---taken by Amy Calisti, Administrative Assistant**

**PRESENT:**

DAVE KAHLEY, CHAIRMAN  
BRIAN LAWRENCE, VICE CHAIRMAN  
KAREN HUTCHINSON, SECRETARY  
RYAN VESELY  
JOHN MUNSCH  
RICK CUTIA  
ANITA SIMPSON

**ABSENT:**

ROBERT RECKLEIN  
LISA METROSKY

**ALSO PRESENT:** LOU DEROSE, SOLICITOR  
BARBARA CIAMPINI, PLANNING DIRECTOR

**III. Approval of January 29, 2018 meeting minutes**

Secretary Karen Hutchinson made a **motion to approve** the January 29, 2018 meeting minutes. Vice-chairman Brian Lawrence **seconded the motion**. No discussion. **Unanimously all voted in favor.**

**IV. Old Business**

**There is no old business to address.**

## **V. New Business**

### **A. Site plan/land development for a new Medical Marijuana**

#### **Dispensary located at 303, 305, and 309 East Pittsburgh Street.**

Jason Dillaman, AIA of *AE-Works* and Dante Celletti, PE with *Morris Knowles and Associates* were in attendance to present the proposed new development at this site for *Keystone Integrated Care*. The proposed building will be built on the corner of East Pittsburgh Street and North Urania Avenue. Prior to the structure being built, two (2) blight residential dwellings will be demolished to make room for the development. Mr. Dillaman discussed several street level photographs that will show exactly where the structure will be located and how it will fit in with the natural landscape and other residential and commercial buildings. The accessible entrance will be located on the West side of the building and will have a driveway off of North Urania Avenue with nine (9) parking spaces, one (1) of which will be handicapped accessible. The site slopes substantially from the West to the East at about a 14% grade change. When entering the structure, clients will see a waiting room and unisex restroom. The body of the structure will have the dispensary locations, and in the east side of the building will be employee areas, including a vault, restroom and a garage for deliveries. The building is a single story, 3,200 square feet mercantile use. The roofs will be standing seam metal panel surrounded by a slightly lower roof area that will be an EPDM membrane with a parapet around it. The West side of the building is seen as the anchor of the structure. In the center of the building along East Pittsburgh Street will be a band of windows with an awning above to allow natural sunlight to enter. The eastern side where the vault and other employee areas need to be secure and therefore do not have windows or doors for safety purposes. The building is masonry and will clad with a nominal four (4) inch brick veneer. The developers plan to use a Monarch brick that is four (4) inches high and 16 inches wide, along with a 1/3 running bond. The base and garden walls will consist of knee walls and a standard size eight (8) by 16 ground face block in a charcoal gray color. Green space will be provided through the raised planters and the green screens in the center of the building. Landscaping on site will consist of various shrubbery and foliage. The Monarch bricks will be a tan variety with some gray moving into a dark gray variation. There will be a horizontal ribbed panel above the brickwork just under the single pitch roofs. A retaining wall will be used on the site for the eastern side of the property, which would either be a gabion wall filled with nice river walk and a heavier gauge wire mesh to control the rock or a standard segmental wall using Versa-Lok or a similar product. Pervious concrete will be used on the site as well in the parking area. Downspouts will be going into the infiltration aggregate through a perforated pipe with an endcap, and in cases of high rain or the soil not permitting as much infiltration as developers are anticipating, there will be an underground drain to take the water out to the main system.

Dante Celletti presented the site plan portion of the project. The proposed layout is shorter and fits within the dimensions of the lot much better than the layout that had been previously presented a few months ago, whereas the original proposition was 4,000 square feet and went up to the property line on the east.. The access to the alley behind the proposed structure has been eliminated and will only utilize ingress and egress means from North Urania Avenue. The pervious concrete that will be used in the parking stall areas, since the main drive will contain most of the traffic and will consist of standard asphalt. The property will be completely graded except for the eastern portion of the property that will be located next to a residential dwelling. The developers will be unable to grade this section of the land and will use a retaining wall to deal with the elevation differences. The property will be roughly 95% cut and the waste will be taken off site. Developers have received approvals from the Westmoreland Conservation District for storm water management and soil erosion control, Gibson-Thomas Engineering Company, and Greater Greensburg Sewage Authority. The only utility that will need to be relocated is a guidewire that is in the center portion of the building area. This issue will not pose a greater problem.

Sprinter vans will be used to deliver product and will not take up much room to enter and exit the facility. *Keystone Integrated Care* is able to choose what types of vehicles that they would like to use for the deliveries and day to day functions.

Board member Rick Cutia stated that the sidewalks and curbs along this location are in deplorable condition. Mr. Cutia asked if developers will be replacing the sidewalk upon completion of the structure to which Mr. Dillaman responded that with the building situated close to the sidewalks, it will be impossible to not have to break up the sidewalks during construction and therefore the sidewalks will be replaced. Mr. Cutia stated that the motion should include the sidewalks as a part of the recommendation.

Chairman Dave Kahley asked if the volume of patients have changed since the footprint and square footage has decreased, but the answer from the developers and the property owner mentioned that the original design wasn't what was needed and it needed to be redesigned. There are 2-3 parking spaces less on this proposition for a total of nine (9) spaces, but the driveway is in the same location without the exit into the alley.

The lighting around the building will consist of a few pole lights that will provide necessary lighting for the parking area, a light mounted above the garage, garden wall lighting mounted low on the northern elevation in front of the parking spaces, landscape lighting, and lighting above the main entrance door. None of the lighting will affect the residential dwellings nearby, as all pole mounted lights will have house shields and the landscape lighting will be pointed low and not directly at the properties.

All employees will park on the site. There will be anywhere from seven (7) to ten (10) employees that will rotate between the three (3) KIC locations. On any given

day, there will be five (5) to eight (8) employees at this location depending on the volume of patients, per Thomas Perko, the property. Chairman Dave Kahley was concerned about the number of parking spaces compared to the number of employees and patients. Mr. Perko explained that many of patients don't drive or take public transit services, and that most of the dispensaries in Pennsylvania don't have adequate parking due to their locations. Thomas stated that the company would consider discussing parking space lease options with surrounding businesses if parking becomes a problem. Transactions take roughly 14 minutes from the time of entering the structure to the time of exit. Traffic should not be a problem at the intersection, since North Urania Avenue is not an overly used roadway.

Mr. Perko explained that the vault serves two (2) purposes; to hold product and cash management. The product is in small form, because of the extract and concentrate laws. The facility is under video surveillance onsite and offsite 24 hours a day seven (7) days a week, and will be coordinated with onsite security. Standard operating procedures will only allow credentialed patients into the facility.

Board members and developers discussed the type of materials for the retaining wall, and both parties mentioned that Pennsylvania climate may not be the best for a Versa-Lok wall and that a heavy gauge wire mesh might be better. Developers will weigh both options based on different walls throughout the area and weather trends prior to installation.

Board member Rick Cutia **moved** to recommend approval of the site plan/land development as presented contingent upon the sidewalks and curbs along North Urania Avenue and East Pittsburgh Street are replaced per City standards. Board member Karen Hutchinson **seconded** the motion. **All voted unanimously to recommend approval of the proposed project.**

#### **B. Site plan/land development for a new 150 bed residence hall Seton Hill's campus located at 1 Seton Hill Drive.**

Mitchell Thompson of *PVE, LLC* presented the site plan, grading, layout and storm water management plans. Seton Hill and Mr. Thompson is proposing a new residence hall that would be located in the rear of the property near the other residential housing. The intention is to have the structure hug the existing parking lot and create a quad internal courtyard greenspace. The area that the residence hall would be built is a heavily used portion of the campus with foot traffic to other halls and the use of activities. There are roughly 150 existing parking stalls in the parking lot near the building, and some grading would be completed to create accessible stalls. The idea behind building a new residence hall is not bring more students to the campus, but instead have less commuters and more of the already enrolled students to live on campus. A storm water management facility will be placed near the wooded area

behind the building to ensure that roof and parking lot runoff is controlled. The loading area of the building is not large and is big enough for a small truck or vehicle to pick up trash from the residence hall. Elevation at the parking lot is about four (4) lower than the building so that developers would not have to cut into the parking area. A proposed three (3) to one (1) cut is proposed from the courtyard down to the back of the building where an entrance is located, and the rest of the grade would be picked up in the front with a grand staircase with landscaping and accessible ramps. New sidewalks with curbs will be installed next to the parking area for pedestrian safety. There will be a couple of areas around the building that will have relatively low retaining walls to make up the grade differences. Developers have received approvals from the Westmoreland Conservation District for storm water management and soil erosion control plans, Gibson-Thomas Engineering, Greater Greensburg Sewage Authority and the Westmoreland County Planning Department. Seton Hill would like to break ground in June, of which the timeline for construction is driven by the time that the students are not on campus.

Developers have met with the local Fire Department to ensure safety, and will be utilizing a five (5) foot concrete heavy duty drive and a five (5) foot section of grass paved area as a fire lane. The Fire Department only requested an eight (8) foot area. Fire hydrants will be placed in the front and rear of the structure.

Planning Director Barbara Ciampini inquired about the walkways for students to walk to the different residence halls and other areas of the campus. Mr. Thompson noted that additional sidewalks for pedestrians to connect the residence halls will most likely be a separate project in the future; however, there are several other sidewalk areas for the time being.

Chairman Dave Kahley asked that a further detailed explanation of who the university is attempting to capture with the new residence hall be placed on the record. Edgar Smith of *Ewing Cole Architects* explained that there are already existing students that live off campus, including the YMCA building on North Maple Avenue and 112 College Avenue, so this new structure will allow for those students to move on campus. Seton Hill has agreements with these locations for off campus housing and have approximately 30 units in these buildings for students. Students pay their rent and that in turn is given to the university. The building should not cause issues with the current parking spaces on campus and will allow students to have easy access to other buildings. Chuck O'Neill of Seton Hill University explained that the university's policy of students living off campus has recently changed. Mr. O'Neill noted that students are to stay on campus for a longer period of time, thus causing a need for additional housing. Freshman through Junior year students are required to live on campus, as opposed to the past when more students were able to reside off campus.

The structure was chosen to be built here as it's one of the last sections of flat land on Seton Hill's property. When planning this structure, Seton Hill looked at four (4)

other locations to build and if the need for expansion exists in the future then the university will most likely choose to use one of those locations.

Mr. Kahley asked Mr. O'Neill if a study or master plan had been completed for the intersection of College Avenue and Seton Hill Drive. The area in question backs up several times a day and accidents occur, but a current study could not be found. Ms. Ciampini pointed out that any road or signal additions and/or changes would need to be done by the property owner with the help of the City. Mr. O'Neill said the new structure should cause less commuter traffic. Mr. Kahley asked that if in the future the campus expands that the university have a study or master plan completed. Mr. O'Neill agreed.

Board member Ryan Vesely **moved** to recommend the site plan/land development as presented. Board member Anita Simpson **seconded** the motion. **All voted unanimously to approve the proposed project.**

## **VI. Adjournment**

Vice-chairman Brian Lawrence **moved** to adjourn the meeting.

Meeting adjourned 8:02 pm.