

City of Greensburg
PLANNING COMMISSION Meeting

Monday, November 25, 2019 6:30 PM

- I. **Call to Order by Brian Lawrence, Vice Chairman**
- II. **Roll Call---taken by Miranda Waugaman, Administrative Assistant**

PRESENT:

BRIAN LAWRENCE, VICE CHAIRMAN
KAREN HUTCHINSON, SECRETARY
LISA METROSKY
RICK CUTIA

ABSENT:

DAVE KAHLEY, CHAIRMAN
RYAN VESELY
ANITA SIMPSON
JOHN MUNSCH

ALSO PRESENT: LOU DEROSE, SOLICITOR
JEFF RAYKES, PLANNING DIRECTOR

As seen from the attendance above, quorum was not met and therefore board members were unable to act upon the October 2019 meeting minutes and any new business. Board members did hold an informational session to discuss other business that did not require action. There will be a continued meeting advertised and held on Monday, December 2, 2019 at 6:30 PM in the first floor Conference room.

III. Other Business

- a. Development Process Update – Denny Puko

Denny Puko, a self-employed planner formally of the Department of Community and Economic Development (DCED) re-introduced himself to the PC and talked about how he put together a summary of the barriers to good development in Greensburg. These summaries came from listening sessions that happened at the Chamber of Commerce that members from the community

(developers, realtors, contractors, etc) could attend and give their insights. Mr. Puko went online to the City’s website to review what he thought the barriers were. Denny brought up about having too many permits and too many downloadable files, which makes it confusing for the community to find what they are specifically looking for. Mr. Puko also found there are four zoning ordinance overlays with overlaps along with multiple review and approvals required. Denny talked about needing a licensed surveyor and a compliance bond for permits being issued and how Greensburg is the only place that requires these items. Denny goes on to talk about there being multiple terms in the zoning ordinance that are confusing as per the permitted uses (restaurant, bar, café, etc) and getting the baseline documentation of the building. Mr. Puko summarizes his discussion in saying there should be one zoning permit or an umbrella permit that has a few different parts to include the building, zoning and other permits under it. He mentions the City should only have three districts and no overlays. As for the Historic preservation, Denny said to make the process easier by having more administrative (staff) level approvals, we say “yes!” initiative, removal of the surveys and compliance bonds and the permit process being streamlined. Mr. Puko put together a list of the top issues from the listening sessions members of the community have with the permitting process which are: lack of single point-of-contact at the City, inconsistent interpretation of codes and limited web access. The members of the community then gave suggestions for fixing the issues and they are: rethink historical regulations, single point of contact, master plan for the City, flexible uses in historic district, simplified permitting and development matrix (clear informative sheet for permitting process).

b. Mapping Project – Jacob Bowen

Jacob Bowen, from the Westmoreland County Planning Department presented the mapping project he has been working on for the City. Jacob has been taking the paper maps and transforming them into a digital zoning map so that the map can eventually be used on the City’s website. Mr. Bowen then showed the Planning Commission board how to use the software and what it has to offer.

c. 5 Star Trail Update

Jeff Raykes told Planning Commission members the 5 Star Trail update is being paid for by Transportation set aside money, which is a \$300,000 project. These updates include: lights, benches, trash receptacles, paving, etc. Jeff said these updates should start sometime next year in 2020 and should be the section from Nature’s Way to Sunset.

d. Spring Street Park Project Update

Jeff Raykes gave Planning Commission members an update on the Spring Street Park project which will be funded by CDBG money and take three years to complete. The park is currently scoped to have a walking trail, a place for bigger kids to play and an area for smaller kids to play.

IV. Adjournment

Secretary Karen Hutchinson **moved** to adjourn the meeting.

Meeting adjourned 8:11 pm.