

City of Greensburg
PLANNING COMMISSION Meeting

Monday, December 2, 2019 6:30 PM

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

PRESENT:

DAVE KAHLEY, CHAIRMAN
BRIAN LAWRENCE, VICE CHAIRMAN
KAREN HUTCHINSON, SECRETARY
LISA METROSKY
RICK CUTIA
RYAN VESELY

ABSENT:

ANITA SIMPSON
JOHN MUNSCH

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

III. Approval of October 28, 2019 PC meeting minutes

Secretary Karen Hutchinson made a **motion to approve** the October 28, 2019 meeting minutes. Board member Rick Cutia **seconded the motion**. No discussion. **Unanimously all voted in favor.**

III. Old Business

There was no old business to discuss.

IV. New Business

1010 Hillcrest Drive (Tax Map #10-04-11-0-156 and 10-04-11-0-157) –Consolidation of two parcels owned by Dale R. Dix for a proposed side yard addition to an existing single family dwelling. The property is zoned R-1 Single Family Residence District.

A consolidation plan for the lots owned by Dale Dix was presented to the Planning Commission (PC) members. Mr. Dix currently owns four lots on Hillcrest Drive; lots 251, 252 and 253, which are under tax map # 10-04-11-0-157, and lot 250, which is under tax map #10-04-11-0-156. Dale would like to consolidate the two tax map numbers and add lot 250 onto the deed for the other three lots in order to build a 20' by 60' addition onto his existing single family dwelling. Mr. Dix has owned the lots for 15+ years.

Board members agreed the consolidation was appropriate. No further questions or discussion from members of the board or audience. Vice chairman Brian Lawrence **moved** to recommend approval of the lot consolidation. Board member Lisa Metrosky **seconded** the motion. **All voted unanimously to recommend approval.**

V. New Business – Historic and Architectural Review Items

- a.** Property Address: 990 North Main Street Gateway District
Property Owner: 990 North Main Limited Partnership
Applicant: Weyand Sign Co
Project: Signage for “Mad Scientist Beer”

Eric Krouse of Weyandt Sign Company and Tom Charley of Shop ‘N Save were present at the meeting to introduce a proposed LED lit channel letter wall sign for a new beer distributor. The sign would be the same style and size as the other tenant signs within the plaza. Board members were shown views of the signage from the street and close up. The signage will be lit up from 3pm through 10pm in the winter and 6pm through 10pm during the summer.

No further questions or discussion from members of the board or audience. Vice chairman Brian Lawrence **moved** to recommend approval of the signage as presented. Secretary Karen Hutchinson **seconded** the motion. **All voted unanimously to recommend approval.**

- b.** Property Address: 113 South Pennsylvania Ave Downtown/Historic District
Property Owner: Realty Aspects Group, LLC
Applicant: Michael Villi
Project: Signage for “The Venue”

Mike Villi, owner of The Venue, proposed two signs for the new restaurant located along South Pennsylvania Avenue. The first sign would be a small wall sign located next to the front door with the business name, and a 58” by 21” projecting sign above the existing canopy. The projecting sign is the same size as the previous business’ sign.

No further questions or discussion from members of the board or audience. Vice chairman Brian Lawrence **moved** to recommend approval of the signage as presented. Secretary Karen Hutchinson **seconded** the motion. **All voted unanimously to recommend approval.**

- c. Property Address: 750 East Pittsburgh Street
Property Owner: First Commonwealth Bank
Applicant: VIS Signs
Project: Signage for “First Commonwealth Bank”

Gateway District

VIS Signs has applied to replace and add signage to the First Commonwealth Bank building along East Pittsburgh Street. The bank has a Gateway District address, however, it sits back from East Pittsburgh Street. The structure would be getting new handicapped parking signs, door signage, wall signs, which are slightly smaller than the current signs, and a new LED sign for the drive-thru ATM machine. The LED sign would be in the rear of the structure, would have the same brightness as the current drive-thru signs and would not disturb residents in the area. The signs would be the same colors and fit within the specifications.

No further questions or discussion from members of the board or audience. Chairman Dave Kahley **moved** to recommend approval of the signage as presented. Vice-chairman Brian Lawrence **seconded** the motion. **All voted unanimously to recommend approval.**

VI. Other Business

a. Westmoreland County Mapping Contract

The Planning and Development Department has had issues obtaining and finding zoning and district maps of the city. Without the maps, the department is unable to answer questions from real estate companies, businesses and the general public based on zoning. Over the past couple of months, Planning Director Jeff Raykes has requested assistance from the Westmoreland County Planning Department to create maps. Vice-chairman Brian Lawrence noted that the mapping project is available to all 65 municipalities. Employees of the Westmoreland County Planning Department gather data and put together maps that could be printed or used digitally. There are different options for digital maps, including story maps and basic web apps. Dr. Raykes presented a contract proposal from the county in the amount of \$5,000 for the work to continue and additional information to be gathered for more maps and/or future projects. The city may not need to use the entire \$5,000 allotment.

Board members have recognized that the county has been able to help the city and that the proposal seems fair, however, the PC did not feel comfortable making a true recommendation on how City Council should use funds. PC members felt that they could recommend that City Council take this proposal and any others that they may want to review to begin the process towards an agreement, and acknowledge that effectiveness of the proposal at hand.

No further questions or discussion from members of the board or audience. Chairman Dave Kahley **moved** to encourage City Council to look favorably at the proposed contract or similar proposals at their earliest convenience. Board member Ryan Vesely **seconded** the motion. Vice-chairman Brian Lawrence abstained from the vote. **All others voted to recommend approval.**

VII. Adjournment

Board member Rick Cutia **moved** to adjourn the meeting.

Meeting adjourned 7:05 pm.