

City of Greensburg  
**PLANNING COMMISSION Meeting**

Monday, December 16, 2019 6:30 PM

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**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  
ANITA SIMPSON – Arrived at 6:33pm  
JOHN MUNSCH  
RICK CUTIA

**ABSENT:**

RYAN VESELY  
LISA METROSKY

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

**III. Approval of November 25, 2019 and December 2, 2019 PC  
meeting minutes**

Vice-chairman Brian Lawrence made a **motion to approve** the November 25, 2019 and December 2, 2019 meeting minutes. Board member Rick Cutia **seconded the motion**. No discussion. **Unanimously all voted in favor.**

**IV. Old Business**

There was no old business to discuss.

**V. New Business - Subdivision**

Subdivision of lot #9R (Tax Map #10-04-08-0-144) on Towne Square Drive owned by Greensburg Commerce Park, LP.

Woody Weissinger of Greensburg Commerce Park, L.P., detailed that the current tax map line for lot #9R would be moved roughly 134 feet to the bottom of a steep slope so that the company interested in buying the lot, Camping World, would not have to deal with the slope for their development.

Planning Director Jeff Raykes asked Woody about street access to subdivided lot, and Mr. Weissinger explained that at some point in time it would be nice to open up the cul-de-sac to allow for traffic to utilize a back means of egress since development is moving forward. Vice-chairman Brian Lawrence questioned the use of Landmark Drive for access to the lot. Woody mentioned that Landmark Drive is not a public road, however, in the future it could be considered at least for exit from the lot. Secretary Karen Hutchinson commented that the neighborhood off of Thornton Avenue have been opposed to opening the cul-de-sac to allow for traffic to enter and exit Towne Square Drive. Chairman Dave Kahley stated that the lot line movement would not directly impact the board's decision for the subdivision.

No further questions or discussion from members of the board or audience. Vice chairman Brian Lawrence **moved** to recommend approval of the subdivision. Board member Anita Simpson **seconded** the motion. **All voted unanimously to recommend approval.**

## **VI. New Business – Site Plan/Land Development**

Woody Weissinger noted that the site plan for the office building shown on plans that board members received was approved roughly 20 years. All utilities are in place at this location, but there was a question of how long an approval is good for, so to illuminate the issue Woody was asked to present the subdivision and development to the board for approval. The footprint would remain the same as it was proposed and approved 20 years ago. The property, which is located directly above Gander Outdoors, is listed for use as office space for doctors, dentists, etc., can be accessed off of Tower Way.

Dave Kahley commented that he felt as though board members did not have enough information at this point to make an informed decision for the land development. Board member Rick Cutia advised that the plans that board members were given prior to the meeting for review had details from Gibson-Thomas Engineering and the Westmoreland County Conservation District; however, Rick noted that the stormwater plan raised concern due to the emergency repairs by PennDot to the sink hole that occurred earlier this year. Mr. Weissinger mentioned that roughly 15 years ago the pipe that was under the retention pond had collapsed and it has been replaced up to the catch basin man-hole that PennDot owns. Mr. Cutia spoke with the superintendent at the site earlier in the day and instead of a 60 inch pipe, workers were putting a pipe through a rusted 48 inch pipe, which will reduce the size to roughly 42 inches. Rick also spoke with a contact at PennDot and the construction does indeed mention a 48 inch pipe, and is concerned that the retention pond calculations match with the reduced outlet flow. Woody advised that the engineer for Greensburg Commerce Park, LP., was in contact with Gibson-Thomas Engineering, Westmoreland County Conservation District, Westmoreland County Planning Department, and the Greater Greensburg Sewage Authority prior to submittal and have received updated approvals. Mr. Cutia was still concerned with the reduced pipe size and the accuracy of the calculations, and would like assurance from PennDot prior to the PC recommending approval.

Board members were not reluctant to allow Greensburg Commerce Park, LP., to move forward with the development plans, but they were nervous in regards to recommending approval to City Council without all of the necessary information and fully reviewing the project. Jeff Raykes mentioned that it would be beneficial to speak with representatives of PennDot's District 12 and Gibson-Thomas Engineering. When Dr. Raykes spoke with a representative of Gibson-Thomas Engineering earlier in the day the firm was not aware of the reduction of the pipe, and supports the PC's decision to gather more information prior to recommending approval. Mr. Kahley recommended that the PC tables the project until January.

No further questions or discussion from members of the board or audience. Chairman Dave Kahley **moved** to table the project until more information is gathered from PennDot and Gibson-Thomas Engineering. Vice-chairman Board member Anita Simpson **seconded** the motion. **All voted unanimously to table the project.**

## VII. New Business – Historic and Architectural Review Items

- a. Property Address: 900 Highland Avenue  
Property Owner: City of Greensburg  
Applicant: Blue Sky Sign Co.  
Project: Signage for "Greensburg Hose Co. #8"

Bob Gonze of Blue Sky Sign Co. presented a proposed projecting Electronic Messaging Center (EMC) sign to better promote the activities to raise money for the fire department. Recently, the department has been using banner and sandwich boards to inform residents of events, but would like to clean up the area and have messages promoted more clearly. Bob proposed a two foot high by four foot wide projecting sign that would be on the corner of the building at least eight feet above the sidewalk. Two arms that would be connected to the building and bolted from the inside to hold the sign, which weighs roughly 75 pounds. The sign will be double sided, full color 9 millimeter electronic message center. The City's Ordinance requires EMC signs to be 10 millimeters or better. The sign will not crawl or flash, but will remain static during the messages. Board members were shown photos with a mock-up of the sign projected on the structure, which will be controlled by members of the fire department and will be programmed to automatically dim in the evening, which is required by the Ordinance. The department would like for the sign to be installed early next year to begin promoting 2020's fundraising activities.

Per City Code §265-115, all EMC signs must be approved by the PC, and may be located on property in the City of Greensburg that is zoned C-1 Neighborhood Shopping District in the City's Gateway District, C-2 Business District (with the exception of the Historic District) and in the M Industrial District operating a commercial enterprise. 900 Highland Avenue is zoned C-1.

Jeff Raykes inquired about the projection distance of the sign since it does sit out past the 12 inch wall sign allowance. Mr. Gonze stated that City Code §265-117 that references electrical signs and devices; projecting signs that is separate from wall signs. Projecting signs are something the city was encouraging various businesses to use because they are more easily visible.

<b>b.</b> Property Address: 36 West Second Avenue Property Owner: DeFrancis Holdings, LLC – Mike Nagy Applicant: Richard Joseph Project: Signage for “Yagazoozy21”	Downtown/Historic Districts
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Mr. Joseph also proposed a 26 inch round resin disk projecting sign with an eight foot clearance to include the name of the business also designed by the same local artist. The projecting sign will also not be illuminated. Richard's business will be seasonal as he sells winter casual apparel.

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 contingent upon Mr. Joseph submitting a final rendering showing the appropriate colors and font to the Planning and Development Department by December 30, 2019 for a staff level approval to be forwarded to City Council. Board member Rick Cutia **seconded** the motion. **All voted unanimously to recommend approval contingent upon Mr. Joseph submitting a final rendering showing the appropriate colors and font to the Planning and Development Department by December 30, 2019 for a staff level approval to be forwarded to City Council.**

There was no other business to discuss.

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

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