

City of Greensburg
PLANNING COMMISSION Meeting

Monday, January 27, 2019 6:30 PM

I. Call to Order by Brian Lawrence, Chairman

II. Roll Call---taken by Amy Bayura, Administrative Assistant

PRESENT:

DAVE KAHLEY, CHAIRMAN- Arrived at 6:36pm

BRIAN LAWRENCE, VICE CHAIRMAN

KAREN HUTCHINSON, SECRETARY

ANITA SIMPSON

JOHN MUNSCH

RICK CUTIA

LISA METROSKY - Arrived at 6:34pm

ABSENT:

RYAN VESELY

ALSO PRESENT: LOU DEROSE, SOLICITOR

JEFF RAYKES, PLANNING DIRECTOR

III. Approval of December 16, 2019 PC meeting minutes

Secretary Karen Hutchinson made a **motion to approve** the December 16, 2019 meeting minutes. Board member Anita Simpson **seconded the motion**. No discussion. **Unanimously all voted in favor.**

IV. Reorganization/Bylaws

Per the Planning Commission bylaws, the board is to reorganize during the first meeting of each year. Board member Rick Cutia made a **motion** to retain the current slate of officers; Dave Kahley as Chairman, Brian Lawrence as Vice-Chairman and Karen Hutchinson as Secretary. Board member Anita Simpson **seconded the motion**. **Unanimously all voted in favor.**

With discussion of the bylaws, the newest set that could be found was from 1990. The board and Planning Department staff is unaware of anything newer, so it was agreed that some revisions should be made. Solicitor Lou DeRose commented that Article V of the bylaws state that a yearly reorganization be done the last Monday of January, which he believes should be

changed to “by the end of January”, Article VI states that meetings are held at 4pm, which has been violated for some time, and Article VIII states that if a hearing is necessary it is held at 7pm on the last Monday of the month, which is generally unnecessary to have two separate meetings.

V. Old Business

- A. Site Plan/Land Development of lot #7R (Tax Map #10-04-08-0-158) on Towne Square Drive owned by Greensburg Commerce Park, LP.

Woody Weissinger of Greensburg Commerce Park, Rege Sofranko of Brandon Rumbaugh Solutions, LLC, Doug Siler of Gibson-Thomas Engineering and Jim Pillsbury of the Westmoreland Conservation District were all present to answer further questions and offer additional information in relation to the pipe situation from the December 16, 2019 meeting. As a recap, 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 wanted reassurance from PennDot prior to the PC recommending approval.

Mr. Sofranko explained that as he understands the project, the pipe that goes under route 30 is a 72 inch pipe. There is a 48 inch pipe on the development side connected to the 72 inch pipe, and a 36 inch pipe connected as well. In the early 2000s the four foot section of the 36 inch pipe collapsed. At that time, a hydraulic analysis and drainage study was performed that showed that the 36 and 48 inch pipes were to be replaced with a 60 inch pipe. Most recently, the 72 inch pipe under route 30, which was corrugated metal, is what collapsed and it is being replaced with a 1 inch thick steel 60 inch smooth pipe so there will be less resistance to flow. Mr. Pillsbury confirmed with the inspector from the Westmoreland Conservation District that the pipe under Route 30 is 60 inch pipe and the pipe out letting the retention pond is also 60 inch.

Planning Director Jeff Raykes reached out to District 12 of PennDot numerous times and was unable to have a representative make it to the meeting. PennDot officials did inform Dr. Raykes that a drainage study would be required as well as an HOP, listing the city as the applicant. Doug Siler explained that typically with any type of drainage system that is tied into a PennDot drainage system within the city, the HOP has to list the City of Greensburg as the applicant. For developments, the developer would do the leg work with the plan development, engineering and

calculations to justify the connection and hydraulic analysis that PennDot wants to see. PennDot does not want to see any increase in flow coming into their system. Once the plans are prepared, the developer passes them to the city which are then reviewed by Doug on the city's behalf, and Mr. Siler will work with the city to submit the application to PennDot.

Mr. Cutia also inquired about the existing stormwater piping on the site plan. According to the plan, there was a different line that board members were assuming was the outline of the proposed structure, which would be located on top of the stormwater system. Mr. Sofranko confirmed that the existing line will be moved to a new line, which was what board members thought was the building.

No further questions or discussion from members of the board or audience. Board member Lisa Metrosky **moved** to recommend approval of the site plan/land development as presented. Secretary Karen Hutchinson **seconded** the motion. **All voted unanimously to recommend approval.**

VI. New Business - Subdivision

There were no subdivision review items to discuss.

VII. New Business – Site Plan/Land Development

There were no new site/plan land development items to discuss.

VIII. New Business – Historic and Architectural Review Items

There were no historic and architectural review items to discuss.

IX. Other Business

A. Meeting Date/Time Possible Change

Board members and Planning staff have decided that in the future, Planning Commission meetings will be advertised to the public and held on the fourth Wednesday of each month at 6pm, unless this date falls on a holiday. The months of November and December will be affected by the holiday scheduled, so different times will be determined prior to advertisement. The February meeting will remain on the 24th at 6:30pm and the changes for the rest of the year will be advertised for the beginning of March.

B. Introduction of New Board Member

Aaron Kulik has been appointed to fill a vacancy on the board. Mr. Kulik was a member of the Historic and Architectural Review Board (HARB). Aaron has design background experience through several firms over the years, and presently Mr. Kulik works for Desmone Architects. Board members are excited for the new addition and look forward to working with Aaron.

C. Planning Commission Bios/Photos

Dr. Raykes would like to update the city's website with some information about the board members and a photo of the group and/or individual photos. Board members felt that there is value in the general public knowing who is representing them on the Planning Commission at a minimum. Short biographies of the members will be requested via email by the Planning staff in the near future.

D. Development Team Meeting Updates

Currently Chairman Dave Kahley and Vice-chairman Brian Lawrence represent the Planning Commission during monthly Development Team meetings. Dr. Raykes is encouraging other members of the board to either sit in on the meetings and/or take Dave or Brian's positions. The meetings are 90 minutes long and are a place where developers can schedule a time to discuss their upcoming project and gather information to ensure codes and regulations are followed.

Most recently, the owner of 320 South Pennsylvania Avenue would like to put a brewery or a restaurant on the first floor and then apartments on the upper floors. The building needs some work, so the owner will be going through the changes and permitting over the next year. Reviews of the code for access and parking issues are being completed to ensure that the owner can comply.

Façade changes are expected at 105 Harrison Avenue and 450 South Main Street. Conceptual plans were presented by the owners/developers at the latest team meeting.

205 South Pennsylvania Avenue was recently sold and the new buyer/developer would like to put a dance studio on the main level with offices and apartments on the upper floors. This building also needs a lot of work and will need to go through the permitting and zoning processes as well.

A developer would like to use the property located at 521 Plymouth Street to build a \$10-15 million multi-unit building with approximately 30-40 townhomes. A model was brought into the Planning Department for discussion. The area is currently zoned R-2, so discussions will need to occur to ensure that the type of proposed development can be built.

A team is being put together with key stake holders to determine the best location for a hotel in Downtown Greensburg. Currently, the First Commonwealth Building on South Main Street is of interest. The bank would remain on the first two floors and then conversion of the upper floors for the hotel would occur. Stake holders are asking for a site study to be completed or an RFP to be put out on this particular site.

E. Non-Conforming Use issue

The neighbor of 506-508 Ridgeway Street, who is interested in purchasing the property, has submitted a request to the Planning Department for staff to verify that this particular property that is a non-conforming use triplex can be rebuilt as a triplex if a disaster would occur. The way that the City of Greensburg's code is written, if a non-conforming use property is 50% or more

destroyed, the use is lost and only a single family home can be built. Vice-chairman Brian Lawrence thinks that the code should be changed to either raise the 50% to 75% or allow for a property like this one that is zoned R-2 to be rebuilt as a triplex. Mr. Lawrence argued that R-2 zoning areas should allow for multi-unit properties regardless of the lot size. Chairman Dave Kahley also agreed that the double jeopardy decisions that property owners' face for non-conforming uses is too extreme. This issue will be debated when policy changes occur over the next several months.

F. Update/Report on Implementation Plan for Barriers Report

Jeff showed the updated implementation plan that contains 11 recommendations from Denny Puko and his review of the code and through meetings with board members and the general public. One of the items is a consolidation of building permit applications. A team is in place to make the building permit applications clearer and easier for developers, contractors and property owners. Also, a "We Say Yes!" plan is being implemented for development.

Another item is to eliminate the Downtown or Historic overlay district. This idea will be discussed further at the February Planning Commission meeting, and Denny Puko will be present to assist board members with the possible change.

Licensed surveys and compliance bonds for projects are being discussed. There are strong arguments for and against needing surveys, but compliance bonds will most likely be eliminated at the February City Council meeting.

Dr. Raykes is also working on a chart to assist developers, contractors and property owners with the permitting process. A rough draft of the chart was shown to Planning Commission members and will continue to be worked on as changes are made to the code. A zoning request form and permit has been added to ensure that zoning is followed per the code and to help to track projects.

G. City of Greensburg Infill Project

The city previously sought design proposals for vacant land where blight properties have been demolished through Community Development Block Grant funds to help with costs of building single family residential dwellings. The purpose of the program is to offset design professional costs for plans. The full set of plans would be handed over to contractors for construction. There were three proposals submitted and one was chosen, however recent circumstances within the city have led to a few bumps in the program. Most of the properties are still privately owned and are within neighborhoods that need investment. Planning staff is now looking at continuing the plan.

H. Change of Planning Commission Solicitor

The Planning Commission will have a change in solicitors. City Solicitor Zach Kansler will now be counsel for Planning Commission, however Solicitor Lou DeRose will continue to serve as counsel on the Zoning Hearing Board. Board members thanked Lou for his service and help over the years.

X. Adjournment

Board member Lisa Metrosky **moved** to adjourn the meeting.

Meeting adjourned 7:40 pm.