

City of Greensburg
PLANNING COMMISSION Meeting

Monday, September 24, 2018 7:00 PM

- I. **Call to Order by Dave Kahley**
- II. **Roll Call---taken by Alycia Ferrett, Inspector**

PRESENT:

DAVE KAHLEY, CHAIRMAN
BRIAN LAWRENCE, VICE CHAIRMAN
KAREN HUTCHINSON, SECRETARY
ANITA SIMPSON
LISA METROSKY – Arrived at 7:04pm
JOHN MUNSCH
RICK CUTIA

ABSENT:

ROBERT RECKLEIN
RYAN VESELY

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

III. Approval of August 27, 2018 meeting minutes

Vice-chairman Brian Lawrence made a **motion to approve** the August 27, 2018 meeting minutes. Secretary Karen Hutchinson **seconded the motion**. No discussion. **Unanimously all voted in favor.**

IV. Old Business

A. **Site plan/land development for a new commercial structure in Hempfield Township using Towne Square Drive, which is a City of Greensburg roadway for ingress and egress.**

Rob Jack, of *Clover Development*, was at the meeting once more to continue discussions for the project on Towne Square Drive. Mr. Jack mentioned that he and Planning Director Barbara Ciampini have met to discuss some of the issues at hand from the last meeting. Rob stated that they have received feedback from Penn DOT about the traffic at the light. It seems as though the amount of traffic since the traffic engineer's review and Penn DOT showed that roughly one (1) car would be added to the intersection per cycle.

Ms. Ciampini received information back from our Fire Chief regarding the gate at the north end of the cul-de-sac near Eastern Estates, and Hempfield Chief 29 are happy with the current hinged locking gate.

The third issue was regarding the sidewalks, and Mr. Jack showed an illustration regarding the parcels in the vicinity of where *Clover Development* will be building. Another group owns the parcel that the Planning Commission members asked for sidewalks to be put in; however, since *Clover Development* does not own that area they will not be able to put in sidewalks. There is a 50 foot strip to place utilities and a driveway for the new structure, which does not allow space for a sidewalk, but if there is any type of right of way agreement or easement it would be between *Revest Properties* and the *Gribbin Family Partnership*. *Gander Outdoor* has an agreement to purchase the next lot for RV sales. At that time of purchase, board members could reexamine the situation and enforce sidewalks to be place on the next portion. Board members discussed possible agreement solutions with Mr. Jack that could occur for additional agreements, but Ms. Ciampini commented that there is a longer history between the property owners and the ask would have to come from the City of Greensburg. This would be a difficult task to do with the current owners. An escrow account could be set up to put in sidewalks in the future from collected funds from the development fee. The access driveway will have curbs and retaining walls on both sides. Board members discussed the wideness of the driveway and how it could be cut back to allow for a 4' striped area for pedestrians instead of sidewalks. The 12 foot lanes could be cut back to 10 foot lanes.

No further questions or discussion from members of the board or audience. Vice-chairman Brian Lawrence **motioned** to recommend approval of the with lane striping on the City portion to allow for a four (4) foot section of sidewalk(walkway) on the southern side, and the development fee to be held in escrow for future development. Secretary Karen Hutchinson **seconded** the motion. **All voted unanimously to recommend the project to City Council on October 8, 2018.**

V. New Business

B. Site plan/land development for a new parking lot located at 133 East Pittsburgh Street.

John Harris, owner of the parcel of land that the proposed 7 car parking lot, was present for the meeting. Mr. Harris also owns the *Stereo Shop* and the building at 212 East Pittsburgh Street. Currently, John is looking to put a 7 space parking lot in for his businesses and the employees. There will be a retaining wall with a railing on top along East Pittsburgh Street with landscaping. A set of stairs will be located near the retaining wall to provide pedestrian access to their vehicles. Automobile access to the lot will be from the alley behind the lot. Mr. Harris did not plan for any on site lighting, but there is a street light behind in the alley as well as the East Pittsburgh Street lights. The people, typically employees for the businesses at 212 East Pittsburgh Street, will park there normally work daylight hours. Snow removal will be taken care of by Mr. Harris and will push the snow where there is space depending on amounts. Chairman Kahley asked about the turnaround process within the lot. Cars will pull the whole way down to the retaining wall, perform a three (3) point turn and go back out to the alley. This project was approved by HARB last month.

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

VI. Adjournment

Chairman Dave Kahley **moved** to adjourn the meeting.

Meeting adjourned 7:33 pm.