



## CITY OF GREENSBURG

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### Planning Commission Meeting Minutes

Wednesday, August 23, 2023, at 5:00 PM, Council Chambers, City Hall

*In-Person Meeting*

#### 1. Call to Order – Dave Kahley

#### 2. Roll Call - Jessica Mosko

##### Present:

Dave Kahley

Andrew Barnette

Brian Lawrence

Andrew Stern.

Rosalie Carpenter

Jack Munsch

Lisa Marinelli-Metrosky

##### Absent:

Jeff Raykes

Desmond Grace

Lisa Marinelli-Metrosky

#### 3. Pledge of Allegiance

#### 4. Comments/Business from the Floor - no comments via mail, email, phone or from public

#### 5. Approval of May Planning Commission Meeting Minutes

1<sup>st</sup> motion to approve Brian Lawrence/2<sup>nd</sup> motion to approve Jack Munsch

#### 6. Old Business                      None

#### 7. New Business                      None

Administrative                      None

**Technical Item 1**    *Applicant:*    Sheetz-770 East Pittsburgh St-Preliminary Review

Ryan Wotus spoke on behalf of Sheetz, INC. This is a preliminary review to provide the planning commission with some background information on a potential land development. Once the city does the full technical review & all proper permits are received, it will be presented again for final approval from the planning commission.



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Zach Kansler noted to the commission that Sheetz, INC already sought 9 variances for landscaping requirements and all 9 were granted by the ZHB.

Kayla Medina also spoke as the civil engineer working on the Sheetz project. Hard copies of the development plan were passed out to the members of the commission. Sheetz will be leasing the property therefore they will be pursuing a subdivision of the total property. A portion of the existing building will remain, the multi-unit building to the south will remain.

The traffic pattern was presented as well as pedestrian access to the property. There will not be a left lane to exit from Sheetz onto E. Pittsburgh St., traffic will be forced through the grocery store parking lot or to the rear of the building onto Humphrey Road. Another item to note is the sidewalk will force pedestrians down into the Sheetz parking lot for exit. There will not be an exit/ADA ramp to cross the entrance to gain access to the adjacent sidewalk. No access to the sidewalk across the entrance was presented.

Dave Kahley spoke regarding comments & concerns from the commission. There is a strong reaction about pedestrian access on the site. The city has done many projects before & has worked hard to make sure that there's safe pedestrian crossing throughout. Sheetz needs to have better pedestrian crossing at this 3 way stop. Dave asked as the Planning Commission Chairman, if Sheetz could go back & discuss with their transportation engineer if there are other ways to somehow give pedestrians better visibility or access at the site.

Sheetz expects to be back in September as an action item. Most likely the vote will be a contingent item because the HOP won't be released until January.

### Planning Items

#### 1. Parking Requirements

Zach Kansler presented the planning commission an amendment to the City of Greensburg zoning code regarding parking requirements.

Motion to approve Ordinance for Council Consideration

1<sup>st</sup> motion to approve Brian Lawrence/2<sup>nd</sup> motion to approve Andrew Barnette

The proposed ordinance would eliminate the minimum off-street parking requirements in the downtown district as this seems to be a barrier to develop. After the parking study last fall there proves to be more than sufficient parking in the downtown.

Brian Lawrence spoke on the parking study, there is only roughly 47% of the parking in the downtown being utilized during the day on weekdays. There seems to be plenty of parking accessible to the public at any given time. We believe the public is just unaware of the parking available to them. The consensus is the community does not like to walk the hills or walk a long distance to their destination.

Moving forward, in the future, the planning commission would like to make the public aware of the parking areas & for the city to do a better job at working with the community with parking in general.

All in favor for recommending the ordinance to council.



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### 2. Signage Amendment

The planning consultant for the city, Denny Puko is working on a signage amendment. There is a need to amend the current requirements, multiple tenant buildings only allow for one sign at this time. We will be expecting something soon from the consultant.

### 8. Open Discussion

### 9. Adjournment

Motion to adjourn Andrew Barnette