



## CITY OF GREENSBURG

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### Planning Commission Meeting Minutes

Wednesday, September 27, 2023, at 5:00 PM, Council Chambers, City Hall

*In-Person Meeting*

#### 1. Call to Order – Dave Kahley

#### 2. Roll Call – Zach Kansler

##### Present:

Dave Kahley

Brian Lawrence

Andrew Barnette

Andrew Stern

Rosalie Carpenter

Lisa Marinelli-Metrosky

Jack Munsch

Alec Italiano

##### Absent:

Desmond Grace

#### 3. Pledge of Allegiance

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

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

1<sup>st</sup> motion to approve Andrew Barnette/2<sup>nd</sup> motion to approve Lisa Marinelli-Metrosky

#### 6. Old Business                      None

#### 7. New Business                      None

#### Administrative Items                      None

**Technical Item 1**    *Applicant:*    Sheetz, INC

*Address:*    770 E. Pittsburgh Street

*Request:*    Land Development & Subdivison

*Base Zoning:*    C1

*Overlay District/s:*    Gateway

*Application Brief:*    Demolish portions of existing structure to construct a new Sheetz convenience store



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Ryan Wotus, the land use attorney spoke on behalf of the applicant (Sheetz, INC). Feedback was given from the Commission, some comments, thoughts on possible revisions or questions to the plan. After taking those comments into consideration, some revisions were made to the plan. The concerns were related to vehicle access and pedestrian access either to the site or through the site. Modifications were made for an additional sidewalk on the opposing side coming off East Pittsburgh St. to provide additional pedestrian access to the overall shopping center. This would go ahead and create additional safe access to again, not just to the site, which already has sidewalk proposed, but again now on the other side so that there's an ability to access the site and send portions to the shopping center. But at this point, basically the plans have not been modified in terms of access to the site based upon what PennDOT's requirements are in order to comply with.

Kayla Medina, the civil engineer for the project spoke on behalf of Sheetz, INC. She is aware that the Commission would like increased pedestrian connectivity through the property. We've proposed adding striping for a crosswalk across this main entrance and then kind of mirroring, the sidewalk on the opposite side of that entrance. Also adding some signage that would direct pedestrians to go up to the main entrance, go across the proposed crosswalk, and then back down over with some additional striping over to the Shop N Save and the rest of the development. Other options were considered but unfortunately, they couldn't really put a striped crosswalk straight across in the driveway because that could potentially back traffic up onto E Pittsburgh St.

Josh Haydo from Wooster conducted the traffic study for the project. The study was done during high traffic times through the week & also on the weekend. There was a range of approximately 300 to 350 trips over the course of an hour. Most of the trips would be traffic passing by the proposed project, not make the new Sheetz as their primary destination.

The Planning Commission expressed concerns for the safety of the pedestrians throughout the property. Pushing traffic through the Shop N Save lot could pose safety issues for the pedestrians shopping. Much more traffic would be coming through the parking lot.

Steve from AZ Real Estate spoke on behalf of the landowners as well as the Shop N Save property. He assured the Commission that The Charlie family is in full support of this project and doesn't feel it will cause any safety concerns to the customers of the supermarket. Sheetz will only be leasing the land from the property owners; the owners are fully aware of the traffic impact to their other lots.

Suggestion from the Planning Commission would be to extend the island between the lanes entering Sheetz from East Pittsburgh St. Sheetz can review this with PennDOT to see if it would be possible.

The motion to approve the subdivision and land development plans contingent upon seeking approval from PennDOT to extend the cement island to the crosswalk as well as contingent upon the necessary HOP, stormwater management and GGSA sanitary sewage.

**\*All in favor of the proposed motion/Motion carried\***



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**Technical Item 2**    *Applicant:* Robert Deglau on behalf of Douglas & Lisa Baker  
                          *Address:* 649 Mt. Pleasant St  
                          *Request:* Land Development  
                          *Base Zoning:* C2  
                          *Application Brief:* Add a 2,899 sq ft block warehouse to existing building

Robert Deglau spoke about the land development application presented to the Commission. Bakers Gifts of Glass Wear is looking to expand by adding approx. 3,000 sq ft of warehouse space to their existing building. Stormwater plans have been submitted and are actively being reviewed by Gibson Thomas, GGSA has been notified as well as MAWC.

Lisa Baker, owner of Gifts of Glass is looking to expand in hopes of selling products online. The business has been at that location for 13 years. They are in the process of getting their website up & running in hopes of selling product online. More storage space would be needed to keep product on hand for personalization, screen printing, glass etching & embordering. Most work done, is done in house, which creates the need for more storage.

The motion to recommend approval of the Land Development conditioned on the other approvals (municipal & stormwater).

\*All in favor of proposed motion/Motion carried\*

**Technical Item 3**    *Applicant:* Robert Deglau on behalf of Jack Moyer  
                          *Address:* Unaddressed Urania Ave Parcel (10-04-03-0-345)  
                          *Request:* Land Development  
                          *Base Zoning:* M

Robert Deglau spoke about a second land development application in the City of Greensburg. There is currently a vacant parcel along Uriana & Gress. It's owned by Jack Moyer. Previously there were 4 blighted homes on the parcel. Jack had the homes torn down & has maintained the grass lot ever since. The proposed development are self Service storage units. Betco is the company will be constructing the storage units. The metal units will be pre-built for the concrete pad being laid. A small office will be onsite, so a sewer tap will be necessary. Plans have already been sent to the appropriate parties for municipal permits.

**Technical Item 4**    *Applicant:* Craig Chinn  
                          *Address:* 211 S. Pennsylvania Ave  
                          *Request:* COA  
                          *Base Zoning:* C2-Downtown  
                          *Application Brief:* Façade renovation including windows



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Craig Chinn presented the exterior plans for 211 S. Pennsylvania Ave. This is the Troutman Annex building. Right now the building does not have windows. The proposed façade plan does add windows to the building. There will be a mixture of real vertical panels to appear as windows. There will be one large square in the center of the building in which will appear as a real window. The Planning Commission does have some concerns as to whether this is too modern for the downtown historic district. Would this design appeal aesthetically to the downtown. Craig Chinn spoke and felt the large vertical pieces which appears to be one large window was the best aesthetically for that building. If you were to change the window sizes the proportions would be off & the uniformity of the other windows.

The Planning Commission reviewed the criteria for the COA approvals. The façade presented appears to meet the requirements, therefore a motion to approve has been made.

\*1<sup>st</sup> motion to approve Lisa Marinelli-Metrosky/2<sup>nd</sup> motion to approve Andrew Stern\*

### Planning Items

1. Downtown Master Site Plan (Advanced Furniture Building)-Jeff R & Alec I

Alec discussed the \$20,000 the city was awarded for an active transportation plan. That project will begin next year. \$25,000 was collected from Keystone Communities Grant to help with the development of the Advanced Furniture site.

### 8. Open Discussion

### 9. Adjournment

Motion to adjourn Alec Italiano