



CITY OF GREENSBURG

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Planning Commission Meeting Minutes

Wednesday, February 28, 2024, at 5:00 PM, Council Chambers, City Hall

In-Person Meeting

1. Call to Order – Brian Lawrence

2. Roll Call - Jessica Mosko

Present:

Brian Lawrence

Lisa Marinelli-Metrosky

Jack Munsch

Andrew Barnette

Alec Italiano

Andrew Stern

Rosalie Carpenter

Absent:

Dave Kahley

Desmond Grace

3. Pledge of Allegiance

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

5. Approval of January's Planning Commission Meeting Minutes

1st motion to approve Andrew Barnette/2nd motion to approve Andrew Stern

6. Old Business None

7. Administrative None

Technical Item 1 *Applicant:* HF Lenz-Luke Gindlesperger
 Address: 532 W Pittsburgh St
 Request: Land Development
 Base Zoning: S
 Overlay District/s: Healthcare
 Application Brief: Demolish hospital parking garage & convert to standard parking lot.

Luke Gindlesperger presented the planning commission the parking lot plans following the demolition of the Hutchinson parking garage. The parking lot will be accessible from both South



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St & Shearer St. A stormwater basin approx. 2ft total will be incorporated and fenced off from public access. HF Lenz is working closely with the EPD on the landscape plan, shrubbery, trees, etc. along the side of the embankment.

Lighting was questioned by a planning member. There will be lighting installed to meet the city requirements.

The planning commission will make a conditional approval dependent upon landscaping plan, lighting plan, and stormwater management plan, and execution of stormwater operations and management and land development agreements.

1st motion to approve Rosalie Carpenter/2nd motion to approve Andrew Barnette

Technical Item 2 *Applicant:* Blue Sky Sign on behalf of Suzzanne Ward
 Address: 127 S Pennsylvania Ave
 Request: COA
 Base Zoning: C2
 Overlay District/s: Downtown
 Application Brief: Applicant would like to install signage to identify the business.

Allie from Blue Sky spoke on behalf of the business owner. RSVP is a business that is currently in Hempfield Township but will be moving to the city in April. The sign will be made of quarter inch aluminum composite. The wall sign is slightly under 24 sq ft which follows sign ordinance as well as a letter-by-letter sign which are 12 inches in height. Originally RSVP wanted to repurpose their old sign but unfortunately a variance would need applied for, so they decided to have a new sign made.

1st motion to approve Alec Italiano/2nd motion to approve Lisa Marinelli-Metrosky

Technical Item 3 *Applicant:* Summit Legal Aid
 Address: 16 E Otterman St
 Request: COA
 Base Zoning: C2
 Overlay District/s: Downtown
 Application Brief: Seeking a COA to replace existing signage with new wall sign.

Brian Gorman spoke on behalf of Summit Legal. They are replacing existing signage with a new wall sign. A merger happened between two legal aids, Laurel Legal Services & Pennsylvania Legal Aid forming Summit Legal Aid. So, a new sign was required to represent the change.

1st motion to approve Andrew Stern/2nd motion to approve Rosalie Carpenter



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Planning Items

1. SALDO-Zach Kansler

Several changes were made upon suggestions of the planning commission. Once change would only require one mylar to be signed to cut down on the paper copies. Another is for land development approvals to get a sign off from GGDA or other municipal facility on sanitary or storm water connections.

The commission was wondering if they could have the planning director sign the plans instead of the planning commission secretary. It seems like it would be a better option instead of chasing down a member of the committee and possibly holding up the development.

Zach is going to investigate this further.

The committee felt good about the updated SALDO so a motion to advance to council was recommended.

1st motion to approve Jack Munsch/2nd motion to approve Lisa Marinelli-Metrosky

8. Open Discussion

9. Adjournment

Motion to adjourn Alec Italiano