



## CITY OF GREENSBURG

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### Planning Commission Meeting Minutes

Wednesday, March 27, 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

Andrew Stern

Desmond Grace

Rosalie Carpenter

Lou Sabbers

Andrew Barnette

Jack Munsch

##### Absent:

Dave Kahley

Lisa Marinelli-Metrosky

Desmond Grace

#### 3. Pledge of Allegiance

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

#### 5. Approval of February's Planning Commission Meeting Minutes

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

#### 6. Old Business                      None

#### 7. Administrative                      None

#### Technical Items:

**Technical Item 1**      *Applicant:* Blue Sky Sign Co on behalf of Better is Better

*Address:* 233 S. Main St

*Request:* COA

*Base Zoning:* C2

*Overlay District/s:* Downtown

*Application Brief:* Applicant seeking COA for signage at above address.

Amanda Wolfe from Blue Sky Sign Co spoke on behalf of the business owner of Better is Better. The sign will be placed on the façade of the storefront, 16 sq ft sign made of 6mm black



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dibond with dimensional letters. The sign stays consistent with the façade of the Coulter Building.

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

**Technical Item 2**      *Applicant:* Clint Waugaman on behalf of Somerset Trust Company  
                              *Address:* 100 N Main St  
                              *Request:* COA  
                              *Base Zoning:* C2  
                              *Overlay District/s:* Downtown  
                              *Application Brief:* Applicant seeking COA for replacement of awning & banner at above address

Clint Waugaman from Waugaman Awning spoke on behalf of Somerset Trust Company. Clint will be constructing the awnings from aluminum tubing, welded with a Forest Green Acrylic Sunbrella. The acrylic fabric will include the logo (32" x 96") on both awnings. There will be a projecting/banner sign on the front corner of the building. This will also be made of the acrylic sunbrella fabric and include the Somerset Trust logo (32" x 32") The projecting sign will be approx. 12 ft height from sidewalk level.

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

**Technical Item 3**      *Applicant:* Samantha DeStefano owner of Rustic Smoke Candle Co  
                              *Address:* 20 W 2<sup>nd</sup> St  
                              *Request:* COA  
                              *Base Zoning:* C2  
                              *Overlay District/s:* Downtown  
                              *Application Brief:* Applicant seeking COA for awning to identify business

Samantha DeStefano, business owner of Rustic Smoke Candle Co would like to have installed a black awning with the business name/logo. The awning will be constructed of traditional style pipe framing with a durable black canvas fabric. Nicewonger Awning will be constructing this for the business owner.

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

**Technical Item 4**      *Applicant:* Steve Zelahy on behalf of Commercial Bank & Trust of PA  
                              *Address:* 19 N. Main St  
                              *Request:* COA



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*Base Zoning:* C2  
*Overlay District/s:* Downtown  
*Application Brief:* Applicant seeking COA for installation

Steve from Advanced Sign Company presented on behalf of Commercial Bank & Trust of PA. They will be installing a letter-by-letter sign constructed of 1/4" aluminum plate letters with a polyurethane painted finish. This sign will be approx. 20 sq ft which is in line with the ordinance. A projecting sign will also be installed w/ an 8ft elevation from the sidewalk. The approx. size of the projecting sign will be 18" by 18".

1<sup>st</sup> motion to approve Andrew Stern/2<sup>nd</sup> motion to approve Andrew Barnette.

**Technical Item 5**     *Applicant:* Ryan Deglau  
                              *Address:* 317 George St  
                              *Request:* Subdivision of Parcel  
                              *Base Zoning:* M  
*Application Brief:* Applicant seeking approval for lot line revision to subdivide parcel

Ryan Deglau, the land surveyor presented on behalf of the property owner. The property owner would like to subdivide his duplex at the above address. Gibson Thomas had a few requests that would be needed for approval. A party wall/common area agreement would need submitted as well as a plan that indemnifies and hold harmless the City of Greensburg. An approval will be granted contingent upon those requests.

1<sup>st</sup> motion to approve Andrew Barnette/2<sup>nd</sup> motion to approve Andrew Stern.

**Technical Item 6**     *Applicant:* Dante Cellitti  
                              *Address:* 1 Garden Cener Drive  
                              *Request:* Land Development  
                              *Base Zoning:* R3  
*Application Brief:* Applicant seeking approval for land development at above address

Dante Cellitti spoke on behalf of the property owner. Dante is the project manager of the build. The land development would include construction of a 3,500 square foot office building, parking lot & utility work. Gibson Thomas had comments from the Zoning side what would need met for an approval. Stormwater management approval, E&S/NPDES earth disturbance



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approval, GGSA approval, sealed plans & obtain a road open/curb cut application. The approval will be contingent upon the above items being met.

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

### Planning Item 1

#### 1. 211 S. Pennsylvania Ave-Façade

Craig Chinn would like the City of Greensburg to give him some more time on the façade located at 211 S. Pennsylvania Ave. Unfortunately, with all the extra items needed for the buildout to place the tenants on the lower level, financially the façade.

### Open Discussion

Desmond Grace updated the commission about the Walkworks grant. The Steering Committee met January 11<sup>th</sup>. The purpose of the meeting was to find out exactly what Walkworks means. The commission would like to be part of future discussions.

#### 2. Adjournment

Motion to adjourn Brian Lawrence