

City of Greensburg
PLANNING COMMISSION Meeting

Monday, August 27, 2018 7:00 PM

- I. **Call to Order by Dave Kahley**
- II. **Roll Call---taken by Miranda Crosby,
 Administrative Assistant**

PRESENT:

DAVE KAHLEY, CHAIRMAN
KAREN HUTCHINSON, SECRETARY
ANITA SIMPSON
LISA METROSKY
RYAN VESELY
JOHN MUNSCH

ABSENT:

RICK CUTIA
ROBERT RECKLEIN
BRIAN LAWRENCE, VICE CHAIRMAN

ALSO PRESENT: PETE CHERELLIA, ACTING SOLICITOR
BARBARA CIAMPINI, PLANNING DIRECTOR

**III. Approval of February 26, 2018 meeting
 minutes**

Board member Ryan Vesely made a **motion to approve** the February 26, 2018 meeting minutes. Secretary Karen Hutchinson **seconded the motion**. No discussion.
Unanimously all voted in favor.

IV. Old Business

There is no old business to address.

V. New Business

A. Site plan/land development for a new commercial addition for Ice Qube Inc. located 141 Wilson Avenue.

Rich Myers, the Control and Operations Manager for *Ice Qube*, was present to inform the board that *Ice Qube* would like to enclose the front portico and add some office space to it. Planning Director Barbara Ciampini pointed out that essentially the existing portico at 141 Wilson Avenue, which was also shown on a site plan given to the board members, would be enclosed. The current portico is used as a front entrance to the business and is not used as parking. The project is exempt from storm water management, because it's already a pervious service. It's a simple enclosure of a commercial building.

No further questions or discussion from members of the board or audience. Board member Anita Simpson **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.**

B. Site plan/land development for a new unmanned fiber optic building for Lumos Network located at 639 North Main Street.

Allison Lindenau, of *Lumos Network*, and Angela Laurine, of *LLI Engineering* attended the meeting to present the construction of a new unmanned fiber optic building that will be located behind the *Elliot Federal Credit Union* on North Main Street. The structure will be used to house fiber optic supplies that need to be kept cool and will be accessed from North Maple Extension. From North Main Street, pedestrians and drivers will only be able to see a white fence in the front of the structure and some landscaping. The yellow structure has been approved by the Historic and Architectural Review Board, and the impervious service has gone through the storm water management review with the *Westmoreland Conservation District* and after a few corrections approvals were given. The project has also been approved by *Gibson-Thomas Engineering*. There will be no parking and no people at this location on a daily basis. A worker will visit the structure every once in a while for maintenance.

No further questions or discussion from members of the board or audience. Secretary Karen Hutchinson **motioned** to recommend approval of the project as presented. Board member Lisa Marinelli-Metrosky **seconded** the motion. **All voted unanimously to recommend the project to City Council.**

C. Site plan/land development for a new commercial structure in Hempfield Township using Towne Square Drive, which is a City of Greensburg roadway for entry and exit access.

Rob Jack, of *Clover Development*, introduced a 119 unit, three (3) floor senior independent living facility that will be built on the east side of Towne Square Drive in Hempfield Township. The project must be approved by the City of Greensburg as the entry and exit access to the structure is on a City road. There will be no meal service and no healthcare for the location, and there are only two (2) employees. The afternoon peak trip hour is roughly 30, and the morning peak trip yields approximately 24. The facility is market rate and not subsidized. About 70-80% of the tenants have cars and the rest of them rely on friends and family. The project has gone through two (2) staff reviews thus far, and for the presentation Mr. Jack and board members discussed the review comments. Hempfield Township has already given approval for the development with the a few conditions, one (1) of which being the City of Greensburg's approval. Mr. Jack showed a map of the development area for familiarization.

The first review comment consisted of Emergency Truck turn template. *Clover Development's* engineer ran a few studies with auto turn data using a pumper truck, which has a slightly larger turn radius than a ladder truck, and the plan show that the truck could enter from the north and south. Planning Director Barbara Ciampini stated that she hasn't had a chance to discuss the review and plans with Tom Bell, the Greensburg Fire Chief, for his input as the updated plans were turned in the Friday afternoon before the meeting.

The second comment was in regards to the sidewalks located along Towne Square Drive. There's a piece of property in between the access drive and the road that is not owned by the developers of this parcel and they feel it would be difficult to add sidewalks. Ms. Ciampini specified the locations of where the sidewalks would need to be placed, which also included along the side where *Dino's* is located. Barbara stated that more time would be needed to investigate the City right of ways in that area, to which Mr. Jack commented that the City right of way did not follow the cul-de-sac and the area on the site plan. There may be a right of way located toward the neighborhood behind the development location, but further investigation is needed. Rob mentioned that these facilities don't generally see high numbers of walkers and with the businesses directly nearby there may be very few walking. Chairman Dave Kahley commented that the businesses that are currently there could change in the future allowing for more foot traffic, and this project or any development would most likely not be recommended and approved without the condition of adding sidewalks regardless of ages of tenants.

The next comment was regarding the breakaway gate located off of the Thornton Avenue. Currently, the area is grass but there is a hinged, lock gate. Ms. Ciampini would like to see a different means for the gate with possibly a garage door open type of mechanism to avoid unwanted traffic from Hempfield #2 Fire Department, who is the first responder for this location, and other emergency vehicles. Barbara and Rob were unsure if Hempfield #2 was involved in the initial approval for the development, but regardless Ms. Ciampini feels that all emergency personnel should be involved and allowed their input.

Another comment from the staff review included installation of a radar detection signal at the intersection of Mount Pleasant Road and Towne Square Drive in lieu of a traffic study. The City of Greensburg hired a traffic engineer to look at the traffic issue prior to the meeting, and Mr. Jack mentioned that *Clover Development* did not see the comments and wasn't sure how these issues were tied together. Barbara stated that she was concerned that even though this facility yields a low impact on traffic there is still an issue along the Mount Pleasant Road corridor. Ms. Ciampini worked with Penn DOT in the past to get the traffic lights installed where they currently exist, which isn't the best solution, but Barbara believes that Penn DOT should be involved in the discussions for the development. If a radar detection signal is installed, the traffic flow would run smoother. Mr. Jack asked that the comments from the traffic engineer be sent to him for review as well. Rob reached out to Penn DOT a few days prior to the meeting; however, he did not receive anything back by the time of the meeting.

Dave Kahley voiced a few more concerns regarding the project, which included the development unloading the traffic onto the City roadway without any type of tax benefit. There would be a long term maintenance issue as well. Mr. Kahley stated that there would be family members and friends in addition to the residents using the roadway. Dave and Barbara both commented that they felt the project should be tabled until more information is found and all parties are involved in the discussions.

During the review process, utility wires were found to be low hanging at the entrance of the where the access road would be located. Those wires would be raised vertically upon development.

No further questions or discussion from members of the board or audience. Secretary Karen Hutchinson **motioned** to table the project until all parties, including Westmoreland County, Penn DOT, and all emergency personnel in the area are given the proper information and allowed to voice their concerns. Board member Lisa Marinelli-Metrosky **seconded** the motion. **All voted unanimously to recommend tabling the project.**

D. Site plan/land development for changes to the Veteran's Memorial Pool at Lynch Field located at 520 New Alexandria Road.

Trudy Ivory, the Arena Manager for the City of Greensburg Recreation Department, presented the changes that will be made to the Veteran's Memorial Pool at Lynch Field. The Veteran's Memorial Pool was built in 1962 and first renovated in 1991. The project has gone through and received all of the proper approvals for storm water management. Board members were shown a site plan of the entire pool area for familiarization. The pool itself and decking around it will remain the same, the current slide will remain, a three (3) shoot slide that will go into the deep end will be added to the location, and the main area of the work will occur at the current wading pool that will be demolished and a splash pad will be constructed. The existing bath house will remain and will have upgraded fixtures, fresh paint and an overall cosmetic facelift. Two (2) handicapped ramps will be built to make the area A.D.A. accessible. The first will be located right below the splash pad off of the bridge that crosses over Jacks Run, and the second will be between the splash pad

and the main pool. There will be some new fencing that will be replaced and the current ticket booth will be moved to the front of the pool location near the splash pad area near the handicapped ramp for easy access. A zip line will be added into the grass area with a rubbery surface before, similar to that of the one located at the Stark Avenue playground. A handicapped restroom will be converted into a family handicapped restroom. Finally, a pavilion will be provided a location for after hour parties and other events. In addition to the new items, some mechanical equipment will be replaced. The total cost of the project is roughly \$900,000.00.

No further questions or discussion from members of the board or audience. Board member Ryan Vesely **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

Board member Anita Simpson **moved** to adjourn the meeting.

Meeting adjourned 7:37 pm.