

City of Greensburg  
**PLANNING COMMISSION Meeting**  
Monday, July 25, 2016 7:00 PM

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- I. **Call to Order by Rick Cutia**
- II. **Roll Call---taken by Amy Bayura, Administrative Assistant**

**PRESENT:**

RICK CUTIA  
KAREN HUTCHINSON, SECRETARY  
RYAN VESELY  
JOHN MUNSCH  
BRIAN LAWRENCE

**ABSENT:**

JEFF ANZOVINO, VICE CHAIRMAN  
DAVE KAHLEY, CHAIRMAN  
ANITA SIMPSON

**ALSO PRESENT:** LOU DEROSE, SOLICITOR  
BARBARA CIAMPINI, PLANNING DIRECTOR

**III. Approval of January 25, 2016 meeting minutes**

Rick Cutia: Alright. We haven't had a meeting since January 25, 2016, and the minutes have been distributed to all you members. Are there any changes or additions to them? If not, we need a motion to accept the minutes.

Karen Hutchinson: I move we accept the minutes as presented.

Brian Lawrence: Second.

Rick Cutia: All in favor?

Everyone: Aye.

Rick Cutia: Opposed? None heard, that motion has passed.

Meeting minutes approved. All were in favor.

#### IV. New Business

- A. Site plan/land development review of 333 West Otterman Street new construction, 14 unit apartment building

Rick Cutia: Representing the owners are—please gentlemen step up to the podium, identify yourself, and give us your presentation.

Ben Samson: Hi, my name is Ben Samson and I'm with Front Studio Architects. I'm also a partner at Atlas Development, but Dante will be giving most of the presentation here.

Barbara Ciampini: Dante, you can use that one (1) if you need to walk around and point to that; the one (1) that has the longer cord. You know, the one (1) laying on the floor; the one (1) that fell.

Dante Cellitti: Is this where it's good at then?

Barbara Ciampini: Yeah.

Dante Cellitti: Wonderful. I'll start here and move as I need to.

Barbara Ciampini: You tell me where you want it on the—do I have the right one (1) up?

Dante Cellitti: Uh, yes. Okay, my name is Dante Cellitti and I am with Morris Knowles and Associates, and the owner hired our office to do the civil site plans for this project. A few key notes for this project, like I said it's located at 333 West Otterman Street. It's currently a vacant lot that previously had a single family house on it. Proposed building footprint is about 3900 square feet. It will contain 14 units and the building is going to have four (4) floors, and there is a total of 28 bedrooms in it. We are probably just going to have a small integral parking lot underneath on the first floor that will be seven (7) spaces. You can see right over here, and this back one (1) is also a parking space or loading space.

Barbara Ciampini: And one (1) handicapped space?

Dante Cellitti: Right, one (1) handicapped space. For storm water for this site there is none required by ordinance, but Barb requested that we provide some storm water for this. So after discussions with the City engineer, we are providing storm water controls for all of the proposed impervious areas, and we are going to handle that storm water runoff in the courtyard area using permeable pavers, and the runoff will

infiltrate through the aggregate and recharge the ground water. Whatever doesn't infiltrate, as a safe precaution, we have an under drain system that will convey the water out the back into the existing storm sewer on Brown Avenue.

Rick Cutia: This is basically roof drains?

Dante Cellitti: Roof drains and whatever hits the courtyard area. Let's see, plans have been submitted to PennDot for sidewalk improvements. We submitted storm water plans to the City engineer, and we also submitted storm water plans, E & S plans, to the Conservation District. Actually this afternoon as I was leaving we just got word from PennDot, and there are a couple of things that I'm going to need to change. They are going to require an A.D.A. ramp as part of the new sidewalk plans.

Barbara Ciampini: Okay, well that wouldn't be unusual.

Dante Cellitti: But other than that, everything else is kind of in process right now. The Sanitary Planning module, that's in process.

Barbara Ciampini: Yeah, that will have to be part of a second motion to the Planning Module. Have you had any conversations with the GGSA, because they are under a tap moratorium?

Dante Cellitti: Right. I did talk to him about that. He basically told me he was going to proceed with the forms, and kind of see how that lands.

Barbara Ciampini: We have had one (1) new construction just for one (1) tap. Do you know how many taps you'll need for here?

Dante Cellitti: Oh, you know I might have it with me.

Barbara Ciampini: I might have it.

Dante Cellitti: I can't remember off the top of my head.

Barbara Ciampini: That's okay, but we've submitted it—

Dante Cellitti: I think it was eight (8) taps.

Barbara Ciampini: Was it eight (8)?

Dante Cellitti: I think it was eight (8).

Barbara Ciampini: We have submitted the request to DEP and received approval today.

Dante Cellitti: Okay.

Barbara Ciampini: Yeah, they're still giving them, it's just that because it's under the moratorium.

Dante Cellitti: He did say that they might need to be applied for in the 2017 year.

Barbara Ciampini: Right, right. We're going to need those to issue the permit.

Dante Cellitti: Right.

Brian Lawrence: In an unrelated matter, why is the GGSA under a moratorium?

Barbara Ciampini: They're still handling the combined sewage issue, they're under that.

Brian Lawrence: Okay.

Barbara Ciampini: There's still some issues there. Even though they built those tanks—

Brian Lawrence: Yeah, there's one (1) right down the street.

Barbara Ciampini: Yeah, exactly. They still have combined sewage issues. The plant is older so they need some new infrastructure there too, but they're getting there.

Dante Cellitti: That's basically where everything stands in the process.

Karen Hutchinson: Where are people going to park other than the—I mean that's an area that really has no parking.

Dante Cellitti: I understand there's some on street parking available.

Karen Hutchinson: Really? Have you ever grown up on that street?

Barbara Ciampini: No, the way we're going to work that, Karen, is if they need more parking they can lease space from the City over across the street in the Wib Alright lot; the lot that's behind the new Bean and Baguette. It's right across the street behind—

Karen Hutchinson: Yeah that's too far for people.

Barbara Ciampini: Well that's what happens in the big city. It's time for us to look at a change.

Karen Hutchinson: I know, but I mean—

Barbara Ciampini: We can't keep providing on street, or off street parking, for all of these uses. We just can't.

Karen Hutchinson: But I think if you're building new, it just amazes me that you're building this and not providing parking enough for the people that are going to live there. Having an apartment building across from my house and having people block my driveway, and you know park all over the place, and people leave nasty notes if you have people park in front of your own home. I do know that it's a problem.

Dante Cellitti: I understand.

Karen Hutchinson: I just don't think that parking cuts it, especially when there's apartments behind there, and you know are people going to block them. I just think it's a congestion problem back there

Rick Cutia: Can you explain why there are no parking requirements according to the—there is a parking ordinance?

Barbara Ciampini: Well, Barb, can explain that. This is the City's Gateway District, so—

Rick Cutia: I thought that was only in the Downtown District that that was waved.

Barbara Ciampini: No, it's in the Downtown and it's in the Gateway District, which includes Main Street, Pittsburgh Street, Otterman Street, and West Newton Street. So it's an overlay district, whereby, those specifics don't have to be adhered to if the project meets the definition of what we want on the street, which is following the Healthcare District plan for infill properties. So you know, the project that was done at 112 College Avenue, they lease space too across the street in the lot by the Otterbein Church, because they don't have a lot of space there either. So you'll notice that they put bicycle parking racks—Not everybody—I mean I have a 22 year old son who doesn't have a car, who lives in Chicago, because there's no place to park a car.

Ryan Vesely: I know when I lived in Chicago I didn't have a car, but I mean I could take the train anywhere.

Barbara Ciampini: And I know we're not Chicago; there's public transportation. I get that.

Karen Hutchinson: Do it here and you'll get run over if you ride your bike around.

Barbara Ciampini: Yeah you're right. Pennsylvania motorists are very friendly.

Karen Hutchinson: You know, a guy I work with rides his bike every day, and he's been hit twice. He's been hit by cars twice.

Barbara Ciampini: Yeah. There's an article about it in the paper today, in the Pittsburgh Tribune.

Karen Hutchinson: Oh really?

Barbara Ciampini: About the increase in—because there's more bicyclists in Pittsburgh, and they have added more bike lanes.

Brian Lawrence: I saw that, yep.

Barbara Ciampini: But there's an increase. Again, it's an education matter. I know in the State of Georgia, if you don't stop and let a pedestrian go you're going to get a ticket.

Karen Hutchinson: It's the same way in Arizona.

Barbara Ciampini: Yeah. That's a different legislative body to handle that, but I agree with you. And, this is the same area that we are looking at that PennDot study to do the bike and pedestrian plan, to make bicyclists and pedestrians safer to walk to the Five Star Trail. So we're trying to promote that, and yeah it's all new, but we have to start somewhere.

Lou DeRose: Do you have the other slides?

Barbara Ciampini: Yeah, you want to see the ones from—I sent them a—Ben wants to talk about his project. That's it.

Lou DeRose: That's it? That's cool.

Barbara Ciampini: This is where that parking is. Well Ben can explain his project. Do you want me to do it, or do you want to do it, Ben?

Rick Cutia: Well he can explain it when we are done with this. We aren't even close to being done with this.

Barbara Ciampini: Well okay, do you want to go back to the site plan then? Okay. Lou wanted me to show you that. Go ahead.

Rick Cutia: Just one (1) comment here that you have seven (7) parking spaces, I can only see six (6). Where's the seventh?

Dante Cellitti: The loading area in the back is a combined parking space.

Rick Cutia: You have it listed as number six (6).

Dante Cellitti: I'm sorry, I misspoke. It was seven (7) spaces before whenever the spaces were perpendicular to the road. It's six (6) now, because when we had seven (7) spaces perpendicular to the road it was also impossible to turn in or turn out. I'm sorry, I misspoke.

Rick Cutia: Okay, and is eight point three (8.3) feet adequate for a handicapped spot?

Dante Cellitti: The minimum is eight (8) feet.

Rick Cutia: Eight (8)?

Dante Cellitti: Correct.

Brian Lawrence: Is that gray area there, is that structural? Is there columns along there or something along those lines?

Barbara Ciampini: This area right here?

Ryan Vesely: It's a walkway.

Barbara Ciampini: I think it's a walkway.

Dante Cellitti: Oh yeah, that's the hashed area for the A.D.A. pad.

Brian Lawrence: Then it would be effectively wider than the eight point three (8.3) area, right?

Dante Cellitti: Yeah. The space and that included is actually over 12 feet.

Rick Cutia: You said you've talked to the Conservation District on the storm water?

Dante Cellitti: Yeah, I ran the storm water idea by someone earlier, and then we submitted not last Friday, the Friday before, we submitted to their office.

Rick Cutia: So there's no response from them or the City engineer?

Dante Cellitti: Not yet, I imagine that it's going to take a couple weeks before they get a chance to review it.

Barbara Ciampini: The engineer responded; it's exempt from water management. We asked them to put the storm water management in there anyway.

Dante Cellitti: Correct.

Barbara Ciampini: And they did. So it's exempt because of the building that was there.

Rick Cutia: And your occupancy permit is being reviewed by PennDot at this time?

Dante Cellitti: Correct. They sent back a few comments; one (1) of those would be the addition of the handicapped ramp. That's really only the real revision to the plan. Everything else is a couple notes.

Rick Cutia: So you'll be reconstructing some of the street too, which is under PennDot's jurisdiction?

Dante Cellitti: Just the sidewalk and the curb. No part of the street.

Barbara Ciampini: Yeah, there's no HOP on this part, Rick. You enter in from the alley.

Rick Cutia: Well there's a plan that says HOP.

Barbara Ciampini: Well there's no entry way from Otterman Street, is there into the—

Dante Cellitti: It's just for the occupancy permit for replacement of the sidewalk.

Barbara Ciampini: The sidewalk.

Dante Cellitti: Correct.

Barbara Ciampini: But it remains constant, there's no new driveway access. So it's an HOP, but they put it in because of the sidewalk and the alleyway; there's Klines Way, Klines Alley.

Dante Cellitti: All of the access is off of Klines Alley.

Rick Cutia: Okay, just one (1) thing concerning PennDot's requirement for concrete curb. I know this was brought up with the Seton Hill building, and I see your design here says a six (6) inch reveal on the concrete curb.

Dante Cellitti: Correct.

Rick Cutia: You'll want to check PennDot. I'm sure PennDot's construction standards RC-67 calls for an eight (8) inch reveal on curb.

Dante Cellitti: An eight (8) inch reveal. I'll check that. Karen, do you have any concerns about landscaping?

Karen Hutchinson: I didn't even look at it, to tell you the truth. So I haven't looked at it. I don't even know where they're—



Barbara Ciampini: Well this is the dumpster area. We had concerns of where they were putting that, but they relocated that.

Karen Hutchinson: If that's a parking space, how can you put a dumpster there?

Barbara Ciampini: Well this is a—no it's next—this is the parking space, and this is the dumpster.

Karen Hutchinson: Yeah, and how is it going to be retrieved?

Barbara Ciampini: From Brown Avenue.

Karen Hutchinson: From Brown, mmhmm.

Barbara Ciampini: And then this is a permeable paver in the courtyard, and do you want to talk about where your landscaping, Dante?

Dante Cellitti: A lot of the site is parks caped just because of how small the site is. There is a proposed tree—let me grab the other—sorry, let me grab the other microphone here. There's a proposed tree in the courtyard right here with some ground cover underneath it, and we fit some plants along the corner up here and along this entrance off of uh—off of the sidewalk off of West Otterman Street.

Karen Hutchinson: What kind of tree are putting in there?

Dante Cellitti: I have to double check here. It's a weeping—weeping cherry.

Karen Hutchinson: And what plants are you putting along the sidewalk.

Dante Cellitti: Rhododendrons.

Karen Hutchinson: You really don't want to put rhododendrons along the sidewalk.

Ben Samson: I can get into that when—

Dante Cellitti: There's also a—

Karen Hutchinson: Do you have a large space?

Ben Samson: Right. We have a considerable amount of space along the entry way to put the rhododendrons, yes. Along the front we just have pachysandras showing. I can show you in the HARB packet here.

Barbara Ciampini: So right here.

Ben Samson: Yeah. We can stick the rhododendrons right here.

Karen Hutchinson: You realize how quickly they grow. You're going to have a maintenance problem with them.

Ben Samson: There are multiple varieties of rhododendrons.

Karen Hutchinson: Oh, I understand that. I just—you know for a small area that stuns me. I just never thought of putting a rhododendron in there.

Ben Samson: We can change it to an azalea if you feel like that would be better.

Karen Hutchinson: I mean it doesn't matter, azaleas are the same difference. I just thought maybe you would put perennials or something along there instead of hard shrubbery.

Ben Samson: Okay.

Karen Hutchinson: You know, if you want to put rhododendrons there knock yourself out, but it could be a maintenance problem for you.

Barbara Ciampini: Do you want to talk about the lighting plans?

Ben Samson: Alright, so for those of you that are unfamiliar with the site there is a pole with a street light directly in front of us. So, unfortunately the façade does not get the opportunity to do too much creative lighting. There should be a lighting plan here with us or—

Dante Cellitti: Yeah, I believe it's a separate file.

Barbara Ciampini: Oh okay.

Dante Cellitti: It's a separate file there.

Ben Samson: Basically we are going to be lighting the courtyard, and you'll get a glimpse of it from the street. There you go. So we have a lot of up lights shown on the entry. They'll be along the floor up lighting the wall that leads into the courtyard.

Karen Hutchinson: And this is going to be the entrance to—

Ben Samson: Yes.

Karen Hutchinson: —in the courtyard.

Ben Samson: The street entrance, yes. So along Otterman you'll have several of these lights leading you in, and then on the elevator shaft and along the stairwell shafts there'll be up lights as well leading in there. Of course in the parking garage and in

the hallway, which is a loge that's typically outside, we will have ceiling mounted lights as well.

Barbara Ciampini: This shows the landscaping too.

Ben Samson: Yes.

Barbara Ciampini: You can see it better here. On that screen it's whited out. Here's the tree and the landscaping.

Karen Hutchinson: These up lights, how—I mean are they little lights, or are they taller lights. How much are they going to light up?

Ben Samson: They can be fairly strong depending on which bulbs we choose. They're LEDs, basically the ones that you can walk on in the front there. They're little disks and are puck lights that shine upward. We will direct them so that they are away from the people walking and shine more onto the walls. For the ones by the elevator shaft and the stair shaft behind, they are very similar to what you'd see for lighting trees. They come mounted on little poles. They are basically—

Dante Cellitti: Little stakes.

Ben Samson: Yeah little stakes, and they shine upward. None of these lights will be directed towards any of the units or towards the neighbors.

Karen Hutchinson: There will be no overhead lighting in that entrance at all?

Ben Samson: There will be—there should be some up there.

Barbara Ciampini: Where do you want me? There are some along this wall.

Ben Samson: Yeah. Sorry it looks like that was shaded out, but there should be two (2)—

Barbara Ciampini: Yeah, you can see it better on that one (1). I don't know why that TV screen is whited out.

Ben Samson: Maybe on the printed one (1). Maybe I hid it in the print. But, we will put a light in the entryway shining down, absolutely, closer to the entry, yeah.

Dante Cellitti: It's hard to see. It's under—it's like in the middle of that hash.

Ben Samson: There's a little arrow there. That would be where the light would be, yes.

Dante Cellitti: Are there any other questions?

Rick Cutia: Oh yeah.

Dante Cellitti: Okay, on the building or on the site plan?

Rick Cutia: Site plan.

Dante Cellitti: Okay.

Rick Cutia: Can you explain your earth moving activities? This is not a level site, as depicted on his plan.

Dante Cellitti: No. Right, this is not a level site. Most of the site is going to be infill. Most of that is going to be up with the building. There is going to be a very little cut on, up along as you get closer to West Otterman as soon as you get—hold on one (1) second. Basically as soon as you get past roughly this point, it's going to be all fill.

Barbara Ciampini: From like the handicapped ramp north?

Dante Cellitti: Right around that area if I recall correctly, yes.

Rick Cutia: So you're going to excavate from the front of the building and fill towards the back of the building?

Dante Cellitti: Correct. Obviously some of the material is going to have to be brought in.

Rick Cutia: Do you plan on excavating adjacent to that two-story brick house?

Barbara Ciampini: This house.

Dante Cellitti: Over here?

Barbara Ciampini: Yes.

Dante Cellitti: Well this will be fill on this side.

Rick Cutia: You're building right on the property line.

Dante Cellitti: Well this will also be a structural wall, so the wall will have to go in first and build up—

Rick Cutia: You have to excavate for a wall too.

Dante Cellitti: Correct.

Rick Cutia: It said here on that other sheet that there is an architectural plan with details of a retaining wall. Normally we see details of retaining walls in with the site plan.

Dante Cellitti: Mmhmm.

Karen Hutchinson: If I recall, I think when they tore that house down they filled that all in with the brick from the house. I think that that is a lot of crap in that lot anyhow.

Rick Cutia: No matter what, you have to excavate for the front part of this building.

Barbara Ciampini: He wasn't supposed to do that. If he did it, it was—

Karen Hutchinson: Yeah, I don't know. I thought they—

Barbara Ciampini: Yeah, I don't think so. I don't believe. That's against code.

Ryan Vesely: Did you guys have soil testing done already?

Barbara Ciampini: Yeah, you guys did testing.

Ryan Vesely: I mean if they are this far they tested the soil, I'm sure.

Dante Cellitti: There's a geotechnical report.

Barbara Ciampini: Yeah.

Rick Cutia: That should be included in the application along here with the site plan, and I think that the architectural wall plans showing the foundations. You know, how much, how wide it is, if it encroaches on the adjacent property or whatever.

Dante Cellitti: We can send that information.

Barbara Ciampini: Yeah, well that will all have to be submitted to Code.sys.

Rick Cutia: Oh, I'm sure our code agency will—

Barbara Ciampini: Oh, they'll have to.

Rick Cutia: They have to review all these foundation details, because Klines Way has at least a six (6) foot drop to the middle of the building, which is a 12% grade, and that's getting up there to the maximum allowed grade for a street even though Klines Way is already existing and probably never maintained by the City with snow removal or whatever.

Dante Cellitti: It is pretty steep as you come off of West Otterman, but it does level off after that initial drop.

Rick Cutia: That's what my question was. There was no consideration or reconstructing of that Klines Alley at any point?

Dante Cellitti: No, we were just matching the existing grade up to Klines Alley.

Rick Cutia: Anyway, I think some of these things should be included in the site plan, and normally they are. We've seen that in the past. I'm concerned again, you know, I think you need to give us an explanation of how you're going to maintain that side adjacent to the two-story brick house during any excavation. The City can be—can also be responsible for liability on our approved plan.

Barbara Ciampini: Have you submitted for your excavation plan yet to Gibson-Thomas?

Dante Cellitti: No.

Barbara Ciampini: Yeah, that usually comes as a second when they submit that to Gibson-Thomas before we give them a grading plan.

Rick Cutia: Well, it sounds like there are a number of things in the pipeline here.

Barbara Ciampini: They're not ready yet. They're not ready for a permit yet by any means.

Rick Cutia: I find it hard for us as a recommending body to make a decision on that right now until we get some of these things tied together and approved by our professionals.

Barbara Ciampini: Well, if they have them done and they submit them prior to the Council meeting on August 1<sup>st</sup> and I forward them off to you, does that suffice? I mean they're done. You have the wall done design?

Dante Cellitti: Correct.

Barbara Ciampini: And you have the geotechnical?

Dante Cellitti: Correct.

Barbara Ciampini: And like I said, the excavating permit is never issued at this level. It's sent in after the fact. It's the first step before a permit.

Rick Cutia: I would assume that would be the same with all of the utility approvals and—

Barbara Ciampini: Oh, they have to have all of that, like we mentioned the taps. I mean those are things that happen after the fact.

Lou DeRose: You have two (2) choices.

Barbara Ciampini: Mmhmm.

Lou DeRose: One (1) you just outlined by if they get it all together, and you review it and it meets the regulations, or you could delay it until the next meeting and make them bring it to the next meeting so you can see it, it's up to you.

Rick Cutia: I feel like there's a number of things that are outstanding and to depend on them to come in on a timely fashion before that date, I think we need to see more of these things in the file or the folder with the proper agency's review and acceptance before we can—

Barbara Ciampini: What agency are you requesting? Because like I said, the Gibson-Thomas excavation permit part happens after the Planning Commission. The—

Rick Cutia: We're talking about the sewage situation and water taps.

Barbara Ciampini: There's a planning module attached. They can't get a permit without those things. We stop that at the permit level. In order for them to get the actual permit, they have to have their sewer taps, they have to have their water taps. Those are things that happen after this process that we monitor. The wall gets reviewed by Code.sys, our third-party reviewing agency, along with the entire process.

Rick Cutia: I don't think we've ever approved a site plan that had an Occupancy Permit that didn't have to—

Barbara Ciampini: Well there is no Highway Occupancy Permit needed for the project. They're not putting a driveway on Otterman Street.

Rick Cutia: They applied for something with this.

Barbara Ciampini: Yeah, for the curb for the handicapped ramp.

Dante Cellitti: It just took care of the sidewalks.

Barbara Ciampini: The handicapped ramp at the corner of Klines Way and Otterman. That's what he applied for, that's it. There's no driveway that comes off of Otterman Street that drives you in, like for example the Dance and Visual Arts that has that whole driveway that had to be approved by PennDot, if you recall the bus drop off. That was a Highway Occupancy Permit. This doesn't need a traditional Highway

Occupancy, because they are using our existing alley to come in. There's no driveway of here at all, they're not disturbing this.

Rick Cutia: I understand that. He has two (2) pages in here for a Highway Occupancy Permit.

Barbara Ciampini: Yeah, but it's the City of Greensburg. It doesn't say that it's going to PennDot.

Rick Cutia: Well this is PennDot's jurisdiction on Otterman Street.

Barbara Ciampini: It is, it is.

Dante Cellitti: For the sidewalk.

Barbara Ciampini: Yeah, for the sidewalk.

Dante Cellitti: They still need to see plans for the sidewalk. This is just to—the sidewalk is not in the greatest shape. With this nice new building going up, you have to upgrade the sidewalk and make it look all new.

Barbara Ciampini: You have to replace the sidewalks. So you're absolutely right. If he doesn't have an eight (8) reveal and that's the PennDot requirement, then yeah they have to amend the plan accordingly.

Dante Cellitti: Correct.

Barbara Ciampini: But I honestly, in my opinion, you have everything. If they can produce those last few items including the eight (8) inch reveal on the curb, and if you have a grading plan completed we can—

Dante Cellitti: I can go ahead and send that to Gibson-Thomas to get that started.

Barbara Ciampini: You can send that to Gibson-Thomas, but that usually happens after Council approves it. Those are steps that need to happen. We can't issue a permit unless there's sewage taps, I just talked about the moratorium. That might hold up your project, I don't know, but we will do our best to move it along. But if those things that you need, if they can provide them by August—prior to August 1<sup>st</sup>, which would be Friday—prior to Friday, I've got to get it out everybody, so I know that when we meet with Council that we have everything satisfied; the concerns of the Planning Commission.

Dante Cellitti: Okay.

Barbara Ciampini: But, I think that's possible.



Brian Lawrence: I would recommend to make a conditional approval to Council on the basis that those outstanding issues are taken care of by the time Council meets.

Cheryl Lennert: Before someone seconds that, am I allowed to say something?

Barbara Ciampini: Yeah, come to the podium.

Cheryl Lennert: I'm not going to talk as a citizen, I'm going to talk as—

Barbara Ciampini: Yeah, talk as Cheryl Lennert.

Cheryl Lennert: I'm Cheryl Lennert, City Council, just observing and I see a little hesitance. I just didn't know if there was a hesitancy, or something that—I'm concerned moving forward with this besides Barb coming to us next Monday and saying, hey the Planning Commission approved this. I feel there's hesitancy before you guys do that. Am I wrong?

Ryan Vesely: I mean, I think I feel that up here.

Cheryl Lennert: I'm just observing.

Karen Hutchinson: I'm not happy with it because of the parking. You know, if you're having 14 units, are you gearing this towards college kids?

Ben Samson: There's many ways to answer the parking issue.

Karen Hutchinson: Well yeah, I understand that, but—

Ben Samson: Yeah, the short answer is yes, we do hope that everybody who has a unit here will be walking everywhere or biking.

Karen Hutchinson: Yeah, but that's not reality.

Ben Samson: I understand. I understand that's not reality. What we do in designing this building, is we follow the letter of the law.

Karen Hutchinson: Yeah, and I understand that, but as I live in a neighborhood with an apartment, I live with reality. You guys can plan, and you guys don't live there, and then you have—you know if you're gearing this towards college kids—how many bedrooms per unit?

Ben Samson: Two (2).

Karen Hutchinson: Two (2)? Okay, so you're going to have 28 kids there, and what percentage of Seton Hill kids have cars? What is it, like 60 some percent or 70 some

percent or whatever, and then you're going to have that plopped in that neighborhood, and if you think you're going to park on Otterman Street, you're not.

Ben Samson: I know.

Karen Hutchinson: I mean that's just—

Ryan Vesely: You can on one (1) side. I mean I brought it up on Google Earth just whenever I wanted to see. It's a good view of the area.

Karen Hutchinson: I drive that every day.

Ryan Vesely: On the right side you can't park, on the left side you can. You go into the alley, all the Park Street parking is for the houses on that side and the throughway is on the left if you're going up towards Ludwick.

Karen Hutchinson: Mmhmm.

Ryan Vesely: That's probably something good for all of us to look at.

Karen Hutchinson: And by the literal law you don't have to have that and you can say well I'll lease space down there, but you know that to me doesn't cut it. I think you need a real parking plan.

Barbara Ciampini: Well, Karen, you can say that, but our laws that are in place they, like you said, they designed it—

Karen Hutchinson: But you're asking for a recommendation. I can't give it because I don't think that it's good for the neighborhood to put in—to throw up these apartment buildings and not have parking for them, and jam that in.

Barbara Ciampini: Well we could have left the blighted house there. This is an opportunity for us to change that whole streetscape to put it on—

Ryan Vesely: Put it back on tax rolls. I mean there's definitely a lot of—

Barbara Ciampini: Yeah, on that block we have the Sunoco, we have that stucco apartment complex—

Karen Hutchinson: Oh I know, I drive that every day.

Barbara Ciampini: — the next one (1) is even worse, and then there's two (2) others, and then there's this vacant lot. So this is the start of something different for Greensburg, so we have to look at it differently.

Ryan Vesely: Plus I think—

Barbara Ciampini: We can't stay with our stagnant ideas. We have to look differently and move forward.

Karen Hutchinson: Well I'm not saying that you have to be stagnant.

Barbara Ciampini: But that's what happens.

Karen Hutchinson: But I think we have to be realists about people walking or people riding a bike, and if you're going to be right now in this reality, people do not walk. College kids do not walk.

Ryan Vesely: I mean, I know I went to school in Flagstaff, Arizona and every one of us rode our bikes to school. I don't know what Seton Hill's atmosphere is like, I don't go to school there, but—

Brian Lawrence: I had brought this up when we were talking about the healthcare plan, and when you have stringent minimum parking standards it only reinforces a car dependent built environment.

Barbara Ciampini: We have—

Brian Lawrence: It's a chicken or an egg scenario in my head. The kind of density that they are presenting here is the type of density that a city that I think we want is appropriate. If not everybody walks, maybe we don't have the infrastructure in place to do so. Maybe it's because we don't have the density that they are proposing in more places, because it's not financially feasible to do transit; it's not financially feasible to do other types of infrastructure. And so what this is to me is a step in the right direction towards those types of amenities. If we have a problem with this site, then I think we are going in the wrong direction, I'll just say that. This type of density is appropriate for that area, in my belief. It's very close to downtown—

Karen Hutchinson: But you don't live there anymore either. You know I mean, so if you lived in that area, would you want all of that congestion with the parking problem?

Barbara Ciampini: Or would you want blight?

Karen Hutchinson: Well right now it's just a vacant lot.

Ben Samson: Can I tell you something from our perspective as an outsider? If you are not able to follow the laws that you have in place, it will make us think twice before we propose another building here. So please, can you have this figured out before we spend several hundred thousands of dollars on predevelopment.

Barbara Ciampini: Because there are other sites that we are looking at in the City, one (1) being on Pittsburgh Street. There's no reporter here, so I'm going to share. 642

Handlin's Pub, 642 West Pittsburgh Street is another site they are looking at for some other—

Ben Samson: We'll do whatever you guys decide, but we can't be here when you decide that, we can't waste our time.

Barbara Ciampini: You know, they're following the law. We're trying to move forward and follow our own Healthcare District plan that spent, what, two (2) years planning for. There has—this is the first project, it's change, it's the first one (1). We are trying to work on others, so yeah I understand the hesitation. But by the same token, we all plan together. You were all on the Commission, except maybe Ryan, but you part of it when we did the Healthcare District planning. And parking was an issue; parking is always going to be an issue. But this is part of the—

Karen Hutchinson: Oh I understand, I'm just not comfortable with it. Either there—if there were just more parking, you know, there—I just don't see where it's not going to cause a problem.

Barbara Ciampini: Well I guess if it starts to cause some sort of a problem we'll look at it then, but that will be a matter of leasing to the tenants.

Brian Lawrence: Additionally I'd say, if parking was—I mean traditionally if there's two (2) adults per unit, that's 28 parking spaces. That whole site could be 28 parking spaces.

Barbara Ciampini: It wouldn't even fit 28 parking spaces.

Brian Lawrence: Otherwise, you'd expect the developer to do underground parking or some other structure.

Barbara Ciampini: It's just not cost effective.

Brian Lawrence: It doesn't meet their—They have to make money, and the more—Like parking doesn't make money for a development, in my opinion, and parking doesn't make any money for the City. It doesn't raise tax—it doesn't make anything towards taxes. Parking lots are a waste of space. Yes, Karen, you're right I do agree with you it is a challenge, but we live in an urban environment. We are not suburbia. We are not Route 30 where there's ten (10) parking spaces for everybody in Westmoreland County. I don't think we want that. I think that's the difference—that's the differential we have.

Barbara Ciampini: And they're looking for a different kind of tenant too that wants to live there.

Brian Lawrence: Yeah, exactly. If they've got 14 people, well no 28 people who are making an economic decision to live in a place like that, I think that's the economic

force that we want. That's my read on it, so yeah. So, I'll say it again. I'll make a motion—

Rick Cutia: Can we compare this building to the one (1) that's most recently been completed? What's the situation with that building on College Avenue? Is it occupied? Are there parking conditions down there that are turned around?

Barbara Ciampini: Well I can tell you this, they don't have a parking issue. I have not had one (1) parking complaint. That building has—

Rick Cutia: Is it occupied yet?

Barbara Ciampini: I don't know if it's fully occupied. I don't know if we have any of those statistics. Do you know, Dante?

Dante Cellitti: I'm not sure if it is. I went by there pretty recently to get some photos of the site, and there was I think four (4) maybe five (5) cars in the parking lot. I know it's not really a good gauge on how occupied the building is.

Barbara Ciampini: Yeah, right. Yeah, I don't know what their occupancy is, they're still renting, but again as we said to them as they were building in the downtown, public parking is the answer. You know we still have a garage across the street from there; we have a parking lot. When we have available space it's there. It's a matter if the landlord wants to add \$65 a month to make them pay it out of their rent, or whether the tenant comes and pays Bob Charley at the garage. It happens both ways. And you know we have eight (8) people living above Westmoreland Supply. There's no parking there. They park in a lot across the street and they lease from us, or they don't have a car. It's a specialized tenant, and that's the goal here to get somebody different; to get more people living in our downtown. We've got different. It's part of a change.

Ryan Vesely: I mean I'm all for it.

Barbara Ciampini: This is where we are.

Brian Lawrence: Parking lots do not pay taxes. They just don't generate anything, and they're not free.

Barbara Ciampini: They're not free. Parking costs a lot of money.

Ryan Vesely: And I mean, it's a cool looking building. I think it brings some different, you know, instead of the same old same old. It brings some character. It's a street that people travel.

Brian Lawrence: I think it has a lot of potential.

Ryan Vesely: Our job really is to look at the site plan and say, is this a useable—is this site good for, you know—as far as the details of—

Karen Hutchinson: That is one (1) of the details of the site plan.

Ryan Vesely: Yeah, but I mean when you excavate—I mean I do construction. I get permits all the time, you know, and deal with this all the time, but things change and they are going to have to held to certain standards when they excavate. It's not like they are going to go out there and say, you know we'll bring a wild cowboy in and he's going to be shooting guns and just you know. I mean so there's going to be a level of professionalism, I believe.

Barbara Ciampini: There's always a process, you're correct. There's a process. There's nothing different about this construction than any other new construction that we've had over the last five (5) years. I mean there's certain processes that have to be followed, and there's no reason why they can't produce what your questions involve by Friday, they have it.

Lou DeRose: If I remember where we were, you had made a motion and there was no second.

Brian Lawrence: Yes.

Lou DeRose: Yeah.

Brian Lawrence: Correct.

Lou DeRose: So if there's no second then the motion would fail. That would be up to the chairman.

Ryan Vesely: I mean I'll second his motion.

Lou DeRose: So all of that discussion we had should have been after the second.

Brian Lawrence: Well right.

Lou DeRose: We'll just move that in the meeting.

Ryan Vesely: Yeah, I mean—

Rick Cutia: Do you want to repeat your motion just for the record?

Brian Lawrence: Yeah, I make a motion to recommend a conditional approval to Council.

Lou DeRose: Subject?

Brian Lawrence: To all of those outstanding issues that are pertinent to the site plan.

Lou DeRose: By Friday, am I right?

Barbara Ciampini: By Friday.

Brian Lawrence: Right.

Ryan Vesely: I'll second.

Barbara Ciampini: I'll forward that all to you.

Ben Samson: And then you'll have all of the information that we need to send?

Lou DeRose: So that's the motion?

Rick Cutia: The motion and Ryan you did second?

Ryan Vesely: Yes I did.

Rick Cutia: All in favor?

Ryan Vesely, Brian Lawrence, John Munsch, & Rick Cutia: Aye.

Rick Cutia: Opposed?

Karen Hutchinson: No.

Rick Cutia: Can we get a roll call?

**\*\*Roll call initiated Ryan Vesely, Brian Lawrence, John Munsch & Rick Cutia to be in favor of the motion. Karen Hutchinson was opposed.\***

Rick Cutia: Motion passes.

Barbara Ciampini: So we'll need all of your information, and then I'll pass it along to the Planning Commission in order that there is comfort level to put it on Council's agenda for August.

Dante Cellitti: So to make sure I have everything that we need to have. The geotechnical report, a kind of a detail report of the wall construction—

Barbara Ciampini: Correct.

Dante Cellitti: I'm going to double check the RC-67 standard for the curb reveal.

Barbara Ciampini: Mmhmm.

Dante Cellitti: And, I believe that was it. Everything else is still—

Barbara Ciampini: If you have a grading plan.

Dante Cellitti: Oh, that's right. I was going to go ahead and send that over for the excavation permit.

Barbara Ciampini: Yep. Oh yeah, we need a second motion to—

Lou DeRose: Can you sort of frame that?

Barbara Ciampini: Sure, it's for us to recognize that there's a planning module for the sewage to go through the sewage process with the DEP, so we need to make a recommendation to get that through so that City Council has the passive resolution, yeah.

Dante Cellitti: The resolution, right.

Rick Cutia: Did he also say that they have a plan with the Conservation District, even though it wasn't required?

Barbara Ciampini: Well again, yeah he sent it in. We haven't received anything back from him yet.

Dante Cellitti: I typically don't get anything like a first response back from him for like three (3) weeks or so.

Barbara Ciampini: Yeah.

Dante Cellitti: Especially this time of the year when they are overwhelmed with plans.

Barbara Ciampini: Right.

Brian Lawrence: I'll make a motion to recommend—

Barbara Ciampini: Approval of the planning module.

Brian Lawrence: Approval of the planning module.

Barbara Ciampini: Which is really a sewage module.

Brian Lawrence: Yes.



Ryan Vesely: I'll second that.

Rick Cutia: All in favor?

Everyone: Aye.

Rick Cutia: Opposed? Unheard motion passed. Do you have anything that you want to show us in regards to your architectural plans? This was basically about the site plan.

Barbara Ciampini: Yeah, HARB—well you know what? Can one (1) of you go get my cord? I died. Please?

Ben Samson: We did have a conditional approval for the HARB meeting last week, but I can give you the whole spiel again, if you'd like. Basically, sorry for those of you who were here before, but basically we understand this is new this is change, and it's a little scary and it's a little intense. There's nothing about Front Studio Architects, or for that matter Atlas Development, that is comfortable or repetitive. We are taking a building—we're building a building on a site where the previous building burnt to the ground. It is in the Overlay District. It's the first commercial—the first private developer in the area here to be developing in the new corridor, and we are literally bringing this building up from the ashes. It's going to be a harbinger of change; it's scary. We have parking issue that are here, and we have scale issues that are here. We have walkability, bike ability, real issues of urbanity, and this building is a representation of what we feel along with the guidance of HARB is a step towards the future of Greensburg. It's not going to fit in. It's going to be respectful of its context. It's broken up into four (4) volumes instead of being one (1) hulking four (4) story building. We have a two (2) story volume along the front that mimics the scale of the building directly to our neighbor, and to the neighbor on the other side. But basically this is change, this is the first step. We see it being used by primarily by Seton Hill. We're in talks with them, and they plan on needing additional housing for 500 new students within the next several years and we want to help provide that. This would be the first step to doing so. It's also right near in the hospital corridor, and we feel like there would be young professionals, nurses and maybe young doctors before they are able to find a place to live, and would be a good fit for them. Again, we care very much about biking, and we do feel, you know we're from Pittsburgh, we feel that if we want to grow forward as a smart growth community it's really going to have to follow the smart growth principals, which is walkability. We are happy and excited to be doing this, and we hope that you guys are too.

Barbara Ciampini: You know what? Can you grab—there's a TV remote down there. Those all should be turned on. I don't know why it turned off.

Ryan Vesely: So does the one (1) apartment have like a deck right there?

Ben Samson: Yeah, there are five (5) balconies for the 14 units. Obviously the ones on the first floor don't get any, but everybody uses the inner courtyard as well. You can see we've chosen colors. The palette that we're using is called sunrise. We fell like this is a dawning of a new era here. It's also symbolic of rising from the ashes of the building that burned there before. It's bright and exciting. Barb has all of the colors that we've chosen if you'd to look at the exact color palette. We are going to try and make this as sustainable as possible. The main siding is called Tricoya, and we have a sample of it over here. It's acetylated wood, which means that there's an acid process put to it so it won't rot. It's one-tenth the amount of embodied energy that it takes to produce fiber cement. It's very low, very efficient. We are working with a Passive House consultant to make sure that we can get really tight windows. We have aluminum clad windows that are going to be double glazed. They're German, which is great because right now the Euro is at \$1.11, so we are really riding the wave of the Brexit right now and getting a lot of our really good materials for a lot cheaper price. You can go to the next slide down and see—you can see that there is kind of a ghost of the existing building next door to us, but if you would be able to see through it this is how you'd see the courtyard down there. You enter along the front here along this punctured concrete block wall.

Ryan Vesely: That's a good picture of the wall there.

Barbara Ciampini: Yeah.

Ben Samson: Yes. As you can see, a lot of it will go below the level of the courtyard to the neighbor's side especially in the back there, but this is "U" shape. We understand that Otterman is a very busy street, and we want to be able to give a hint to what is going on in the inside by having people come through that trellised entryway and then really have this peaceful courtyard that's blocked from the noise and the view of Otterman. We have the one (1) weeping cherry tree blossoming there. It's almost a Japanese style where we have one (1) figural element within this rectilinear courtyard really kind of juxtaposing nature and man. We are having a one (1) foot buffer of vegetation along the sidewalk. None of the other buildings in the area do this. They are all built directly to the property line. We are giving you a little bit of a buffer just to soften it a bit. I would like to have street trees here, but unfortunately it's not in our jurisdiction because the—Dante can explain this better—but it is a highway we do not control.

Dante Cellitti: I spoke to PennDot just because I have not dealt with a street tree element that's in the right away, and they very loudly said no, no street trees in the right away.

Barbara Ciampini: Really?

Dante Cellitti: Correct. Well he said that it's a visual hazard. I explained it's a straight section of the road, but he said no, no street trees within the right away.

Brian Lawrence: Don't we have street trees in the right away all around town?

Barbara Ciampini: Yeah, Main Street has them, Otterman Street, I mean Pittsburgh, yeah. Who'd you speak to, Dante?

Dante Cellitti: Dave Gault.

Barbara Ciampini: Really, from District 12?

Dante Cellitti: Correct.

Rick Cutia: Just up the street here there's a landscaping strip between the street and the sidewalk.

Barbara Ciampini: Yeah, exactly. I'm going—

Dante Cellitti: I don't know if he was saying just because this is a single development—

Barbara Ciampini: Did he take drugs that day? I don't get it.

Dante Cellitti: I didn't ask him.

**\*\*Laughter among board members\*\***

Barbara Ciampini: We have street trees on Main, Pittsburgh, Otterman, it doesn't make sense. I'll call him. It just doesn't make sense. I'll talk to Dave.

Dante Cellitti: I'll forward you the email he sent me.

Barbara Ciampini: Yeah, please.

Brian Lawrence: If Barb was able to get some kind of clarification on that, would you guys feel comfortable, I mean is that something you would—

Ben Samson: We did recommend planting three (3) street trees along the 50 fifty of Otterman that we have; one (1) every 20 feet basically.

Brian Lawrence: Yeah.

Ben Samson: We were going to have gingko trees so that in the fall—obviously not fruiting ones—

Barbara Ciampini: Not females.

Ben Samson: No.

Barbara Ciampini: We had drama with those years ago.

Ben Samson: But, we feel that in the spring you'll have the beautiful cherry blossom showing it's pink and purple color—

Barbara Ciampini: They're great street trees.

Ben Samson: And then, gingkoes in the fall would turn a bright yellow which would accent our building as well.

Barbara Ciampini: Yeah.

Ben Samson: We feel like it would be a way of connecting to nature and to the seasons a bit. We would highly recommend three (3) gingko trees along the front.

Barbara Ciampini: I'll see what I can do.

Ben Samson: Non-fruiting of course.

Barbara Ciampini: Yeah, that's the male. You didn't know that there's a male and female gingko tree, but I know.

Ben Samson: That's basically the gist of it. We went over all the details with Lee last time. He hounded us about grommets and hardware.

Barbara Ciampini: Yeah, there was a lot of concern with the façade front, and the connecting of the material that Ben was talking about.

Ben Samson: Right.

Brian Lawrence: Well, I appreciate you taking the time to walk us through this set of pictures, because you had already gotten conditional approval, is that right from HARB?

Ben Samson: Yes.

Brian Lawrence: So we appreciate you including us in the discussion even though we don't have anything with it, but I do appreciate it.

Barbara Ciampini: It's all part of the same process.

Brian Lawrence: Yeah, right.

Barbara Ciampini: That's why it's included in the packet. It's so much easier to see something like that than how we did it in the past, and then you can't, you know—

Brian Lawrence: Visualize it.

Barbara Ciampini: Yeah.

Rick Cutia: However, this entrance from Klines Way is inaccurate. It drops down 12%--

Ben Samson: Yeah, if you look at the grading plan that Dante submitted, yes the first 20 feet of it really slope down quite a bit and then after that it grades out. We do not have a curb cut in there to the parking for the first 20 feet, that's where the unit is. We understand that's very steep, and once you get past that that's when we start our parking garage.

Barbara Ciampini: I think that's—is that your son walking his dog, Karen?

Karen Hutchinson: No, that isn't. He doesn't have a dog anymore.

Barbara Ciampini: Doesn't he have a dog anymore? Here's this one (1). There's that view.

Ben Samson: Yeah, you can see the steepness right there in the front by the yellow portion, and then after that we can actually pull into the garage.

Barbara Ciampini: Yeah, well it was whispered to me that this Klines Way, I don't think we can pave alleys but I'll ask Walt and Evan, but if it's in the downtown census tract maybe we can get that added on our street list and get that Klines Way paved. I don't know, but we are just throwing that out there. It was a good idea. Yeah, because we can't do that one (1) that connects to Southwest, so—and, I think that would be from Brown, right?

Ben Samson: That's correct.

Karen Hutchinson: And then where's the garbage?

Barbara Ciampini: Down here somewhere.

Ben Samson: In that little slit down there. You see it? It's in the slit of the orangey—

Barbara Ciampini: Oh, it's in this? Oh, okay.

Cheryl Lennert: Your red line ends at Westminster and Brown.

Barbara Ciampini: Does it?

Cheryl Lennert: Yeah.

Barbara Ciampini: Okay, then Klines Way is out. It's an alley. We'd have to use Liquid Fuels for that, but it would be a nice addition.

Ben Samson: Okay.

Ryan Vesely: We'll be driving up the income levels too.

Barbara Ciampini: Yeah, exactly.

Ben Samson: That's what students are for.

Barbara Ciampini: No they're not.

Ryan Vesely: Well I guess if you get students, but if you get the doctors.

Barbara Ciampini: Yeah.

Ben Samson: We'll make sure we don't get too many of them.

Rick Cutia: If there are no other questions or anymore presentation, how about a motion for adjournment?

Brian Lawrence: Thanks for coming to Greensburg. I'll make a motion to adjourn.

Ryan Vesely: I'll second.

Meeting adjourned 8:30pm.