Planning Commission Meeting Minutes
Wednesday, March 23rd, 2022 at 5:00 PM, Council Chambers, City Hall
In-Person Meeting

1. Call to Order - Dave Kahley
2. Roll Call - Jessica Mosko

Present:
Dave Kahley
Brian Lawrence
Jack Munsch
Andrew Barnette
Desmond Grace
Ashley Kertes

Absent:
Lisa Marinelli-Metrosky
Andrew Stern

3. Pledge of Allegiance

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

5. Approval of February Planning Commission Meeting Minutes
1st motion to approve Ashley Kertes/2nd motion to approve Jack Munsch

6. Old Business
None

7. New Business - Amending the Greensburg Zoning Code regarding permitted uses in the healthcare overlay district – motion to recommend to counsel – 1st motion Brian Lawrence/2nd motion Andrew Barnette

Administrative
None

Jeff Raykes gave a brief explanation of the criteria for a COA:

1. The **historic character** of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

2. **Distinctive features**, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved
3. Deteriorated historic features shall be **repaired rather than replaced**. Where the severity of
deterioration requires replacement of a distinctive feature, the new feature shall match the
old in design, color, texture, and other visual qualities and, where possible, materials.
Replacement of missing features shall be substantiated by documentary, physical, or
pictorial evidence.

**Technical Item1**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Betty DeAngellis</th>
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<tbody>
<tr>
<td>Address:</td>
<td>23 W. 2nd St</td>
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<tr>
<td>Request:</td>
<td>COA, Signage</td>
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<tr>
<td>Base Zoning:</td>
<td>C2</td>
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<tr>
<td>Overlay District/s:</td>
<td>Downtown</td>
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<td>Application Brief:</td>
<td>Applicants would like to change fabric awnings to aluminum awnings to better withstand weathering—will be applying for a grant</td>
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Jeff Raykes explained this is a retail space in the C2 district & property owner would like to shift
from a canvas awning to an aluminum awning. The main reason for the change is the weather/wind destroys the canvas awnings.
Ashley Kertes explained that the property owner approached her about the new awnings &
Ashley explained to Betty (property owner) that she was eligible for the Façade Improvement
Grant Program. Before an applicate is eligible for that grant, a Certificate of Appropriateness
needs to be obtained from the city in needed. Ashley Kertes reached out the city Planning &
Development department to see if the project would require a Certificate of Appropriateness to
move forward. It was confirmed that the awning change would require a Certificate of
Appropriateness due to the property being in the Downtown Overlay.
Jeff Raykes noted that the property owner already completed the project, the aluminum
awnings are in place.
Betty DeAngellis spoke as the property owner; she has owned the building for 12 years & has
been a business owner in the city for 22 years. In the last 12 years it has cost Betty almost
$10,000 to keep replacing the canvas awnings. The property is located in a “wind tunnel” so to
speak, so the canvas awnings are getting destroyed. Betty spoke with a company that was able
to do aluminum awnings, knowing at she was able to receive a grant to help offset the cost, she
proceeded with the project. The company did advise that Betty did not need to contact the city
at all since the awnings were the same dimensions.
Betty did apologize and had no intentions of creating any issues with the city.
Dave Kahley spoke regarding the historic status of the building, he felt the awnings were never
a part of historic element of the original building, it essentially ties the two buildings together.
The criteria states the historic character shall be preserved, but in this case the awnings were
not part of the historic character. The awnings were considered a modern addition and were replaced to the same scale & no damage done to the building.

1st motion to approve Andrew Barnette/2nd motion to approve Desmond Grace.

**Technical Item 2**

**Applicant:** Jack Moyer  
**Address:** 428 Bach Ave Subdivision  
**Request:** Approval to divide subdivision  
**Base Zoning:** M-Industrial  
**Application Brief:** Applicants would like to divide his lot & sell one lot to become a parking area

Jeff Raykes explained property owner is presenting a division of his lot so that one lot can be sold to another party. Applicant did receive all documents from the water & sewage authority as required on subdivision checklist.

Bob DeGlau spoke on behalf of the property owner; Bob is the surveyor working on the subdivision project.

Bob explained the property is a two-lot subdivision, Jack's Run has a floodway associated with it, deemed from FEMA. Flood elevation is clarified as an AE elevation floodway. Property owner was approached by the potential buyer (PPI properties) prompting the approval to divide the subdivision. PPI in the future may work with the city on potentially turning the lot into a parking lot at some point.

1st motion to approve Brian Lawrence/2nd motion to approve Desmond Grace

**Technical Item 3**

**Applicant:** Jason McIntosh  
**Address:** 126 W. Pittsburgh St  
**Request:** COA, Signage  
**Base Zoning:** C2  
**Overlay District/s:** Downtown  
**Application Brief:** Applicants would like to install a wall sign on business as well as a facade

Allie Hickman from BlueSky Sign Co. spoke on behalf of the business owner. The business would like to put one wall sign directly mounted to the brick (4’ x 5’) as well as a projecting sign above the entrance into the business. The projecting sign would be 2’7.25 x 3’ wide and be attached to a bracket. The bracket would be directly mounted to the brick. The two proposed signs are of different color, one being white & the other being royal blue. Planning Commission members were curious as to why the signs were two different colors. Alli from BlueSky was not sure the reasoning behind the colors but was going to find out. A suggestion from the Planning
Commission was that both signs be the same color. Alli will reach out to the business owner & follow up with the planning department.

1\textsuperscript{st} motion to approve Brian Lawrence/2\textsuperscript{nd} motion to approve Desmond Grace

8. Adjournment – 1\textsuperscript{ST} motion Dave Kahley/ 2\textsuperscript{nd} motion Ashley Kertes. Meeting adjourned.