Planning Commission Meeting Minutes
Wednesday, July 27, 2022, 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
Jack Munsch
Ashley Kertes
Andrew Stern
Andrew Barnette
Rosalie Carpenter
Desmond Grace-virtual

Absent:
Dave Kahley
Lisa Marinelli-Metrosky

3. Pledge of Allegiance

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

5. Approval of April Planning Commission Meeting Minutes

1st motion to approve Andrew Stern/2nd motion to approve Ashley Kertes

6. Old Business None

7. New Business None

Administrative None

Planning Items

Derby Building-Brian Lawrence spoke on the status of the lot (127 S. Pennsylvania Ave). The land bank acquired the property in June. The request for proposals for the development community are in the works of being drafted & sent to appropriate parties who expresses interest in the property. Vertical construction is the goal, some residents expressed the need for another parking lot.
Landscape Matrix-Jeff Raykes discussed the missing matrix in our ordinance. For example, if you have a commercial/manufacturing use immediately adjacent to a neighborhood. There needs to be a buffer between uses.

Recommendation would be to abandon the matrix, create an alternative, simplified set of Buffering & Screening requirements. Jeff Raykes handed out an example from another municipality. This example was given from Denny Puko as a recommendation.

Jeff Raykes is asking the planning committee to review the example presented & bring any thoughts to the table for next month’s meeting. Potentially a vote can take place next month to put the Buffer in place. There will be screening process that takes place for each scenario. Re-writing the Zoning Ordinances is an item in the Comprehensive Plan, but we need a Buffer/Screening recommendation in the meantime until that re-write happens. Planning Commission will re-address at next month’s meeting.

Drone Parking Study-Jeff Raykes spoke about the parking study that took place on Tuesday, July 26th throughout downtown. Dr. John Benhart & the student planners from the Geography, Geology, Planning & Environment department at IUP conducted the study from on top of the 1st Commonwealth building. The study took place at 10 am, 2pm & 6pm, the flight path was over the whole downtown district. Drone takes photos that is then transferred to an app, this will allow planning members to see how many parking spaces are actually being utilized throughout the day/evening. Gives us baseline data throughout the day for parking, mainly parking lots. 25 lots throughout the downtown that serve for parking during the day. Two more days of studies will take place, these will be walking studies. Carolyn Yagle & her firm will be conducting the walking study August 3rd & 11th. This data collection will be used in conjunction with the Comprehensive Plan, to identify our downtown.

8. Adjournment – 1ST Andrew Barnette/Meeting adjourned.