Planning Commission Meeting Minutes
Wednesday, September 28, 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
Rosalie Carpenter
Lisa Marinelli-Metrosky
Ashley Kertes
Andrew Stern

Absent:
Desmond Grace

3. Pledge of Allegiance

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

5. Approval of August Planning Commission Meeting Minutes

1st motion to approve Brian Lawrence/2nd motion to approve Lisa Marinelli-Metrosky

6. Old Business
None

7. New Business
None

Administrative
None

Planning Items:

1. Screening & Buffering Recommendation

Denny Puko explained there is a missing piece to our ordinance, a landscape matrix. This piece is critical to making the complexity of the regulations we are looking at work. The City needs the matrix in order to make provisions of the zoning ordinance work. The suggestion is to adopt an interim fix, the Comprehensive Plan will address & update these items in the future. The interim fix would be presented as follows:

ADD THE FOLLOWING SECTIONS:

265-86 Buffer Yard
A buffer yard shall be required in order to minimize negative impacts of incompatible uses on neighboring properties.

265-87 Applicability

A. A buffer yard meeting the requirements herein shall be required where a proposed use in a C1, C2, or M zoning district abuts an R1, R2, or R3 zoning district and the proposed use is not a permitted use in the R1, R2, or R3 zoning district, and where the proposed use includes the following:

1. Any new principal building.
2. Any addition to a principal building of at least a 100% increase in floor area or 5,000 square feet.
3. Any new accessory building of at least 5,000 square feet.
4. Any increase of the impervious area of the lot of at least 5,000 square feet.

B. A buffer yard shall be required along the entire length of directly abutting property lines.

C. A buffer yard shall not be required where properties are separated by an existing street, road, or railroad.

265-88 Buffer yard requirements

A. A buffer yard shall consist of a twenty (20) foot wide strip containing a solid fence or wall of a minimum height of six (6) feet, plus seven (7) evergreen trees, two (2) canopy trees and three (3) ornamental trees per 100 linear feet.

B. Additional shrubs, hedges, or other vegetation plantings may be provided in place of the required fence or wall where it is demonstrated that the additional plantings provide an equal or better buffer for visibility, noise, odors, smoke, and garbage.
As written above, this would be a text amendment to the city’s zoning ordinance. Buffering amendment would need to be on the applicants property boundary as required per the ordinance.

1st motion to approve Brian Lawrence/2nd motion to approve Andrew Barnnett

2. Comprehensive Plan—Recommend to Council for Adoption

Carolyn Yagle from Environmental Planning & Design gave an overview of core draft comprehensive plan uploaded on the Shape Greensburg website. Over 50 Steering committee members have been a crucial part of the fountain of the Comprehensive Plan. Less than a year ago the initial meetings took place to build the Comprehensive Plan. In 2006, the Governor’s office recognized Greensburg as part of innovative planning practices.

This comp plan sets the stage in 5 different areas: physical, monetary & people types of resources. All of these resources are in balance to achieve the 5 different areas of the comp plan. The goal of the presentation is for the Planning Commission to recommend to council the adoption of the plan, then move forward to the official public review.

1st motion to approve Dave Kahley /2nd motion to approve Brian Lawrence

3. Gateway Sign Update

Zach Kansler spoke to inform the Planning Commission that Get Go will be donating money towards the gateway sign. The sign will go at the intersection of Euclid & South Main in the grassy area behind the upcoming Get Go. Residents will see the welcome sign as they head north on South Main, sign will sit off to the right. Currently, Zach is working with design professionals and community-based organizations to gain some more funding for the signage. The design of the sign will be constructed of 3 ft tall dimensional aluminum letters, possibly with a cement base or aluminum base. Sign will be put up after the construction of the Get Go.


Jeff Raykes wanted to explain the function of the Planning Commission & the decision-making process. The Planning Commission will get a debrief the week prior to the meeting, so members have enough time to review applicant. After reviewing the debriefing, the planning committee needs to be sure they achieved the objective, making sure they understand what the applicant is asking for.
Zach Kansler encourages planning members to ask any & all questions to the applicant during their presentation. Planning members are able to reach out to Zach Kansler or Jeff Raykes at any time for clarification on applications prior to the meetings.

Planning members have the option to table the application for better clarification of what the applicant is asking for. Members will need to check with Jeff or Zach to ensure there isn’t a time restriction for the application. If no time restriction, the commission does have the option to deny the application. The applicant will have 20 days to fix the infirmities, which then would get approval by the planning commission & city council.

*Adjournment* – Meeting adjourned.