Planning Commission Meeting Minutes
Wednesday, January 25, 2023, 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
   - Andrew Barnette
   - Andrew Stern
   - Desmond Grace
   - Ashley Kertes
   - Lisa Marinelli-Metrosky-arrived 5:13

   **Absent:**
   - Dave Kahley
   - Rosalie Carpenter
   - Jack Munsch

3. **Pledge of Allegiance**

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

5. **Approval of November's Planning Commission Meeting Minutes**
   - 1st motion to approve Andrew Barnette/2nd motion to approve Desmond Grace

6. **Old Business**
   - None

7. **New Business**
   - None
   - **Administrative**
   - None

**Technical Item 1**

**Applicant:** Kate Dillion on behalf of Marsha Bauer

**Address:** 14 W 2nd St

**Request:** COA, Signage

**Base Zoning:** C2

**Overlay District/s:** Downtown

**Application Brief:** Applicants would like to install a white vinyl decal on front door & window.
Kate Dillon representing Blue Sky spoke on behalf of the business owner Marsha Bauer. The proposed signage is a front window decal and a door decal. They're both cut white vinyl that will adhere directly to the glass of the door/window. The door decal is about 2.32 square feet, and the window decal is 4.04 square feet. 30% of the total window and or glass area is the maximum that would be permitted, this is well below the limits.

The Planning Commission is concerned that the existing awning still contained the two old businesses that used to occupy the storefront. The Planning Commission will make a motion to recommend approval of the COA if the planning office makes a formal request to the property owner to remove signage for businesses that no longer exist.

1st motion to approve Andrew Barnette/2nd motion to approve Andrew Stern

**Technical Item 2**

**Applicant:** Spring Ave Park  
**Request:** Land Development Approval  
**Base Zoning:** R2  
**Application Brief:** EPD will be presenting Spring Avenue Park project

Andrew Schwartz from Environmental Planning & Design & Glen Moyer, Superintendent of Parks & Recreation presented the Spring Ave Park project. This is a huge investment in our city parks. The plan outlines new pavement, new lawn areas, stormwater features, repositioning & replacing playground equipment as well as a new half-court basketball court done in concrete.

A little pavilion area with a sunshade/metal roof was presented, giving residents an area to have a picnic area or be able to have a space to get out of the sun. It will be 12 x 18 space with some tables & benches for a rest area. Covered area can also be used if the city wanted to have a summer program. This area is not intended to be a revenue producer, no pavilion rentals or that sort of thing, people can just come & use it. The concrete pad will be provided, the roofing will be coming later, possible metal roofing with a standing seem.

The main part of the park is the lawn area, there is a lot of grass there & the comp plan outlines regrading, making changes so the area is smoother & more level. The lawn will have a series of benches and a walkway to the basketball court. The playground equipment will be repositioned & replaced. The colors of the playground will be uniform & match the colors in the other parks. This way people will know they are visiting a City of Greensburg park. A rubber surface will be placed under all equipment. Benches will be made from recycled material, they will be uniform in color to match the trash cans, most likely a bronze color.

Stormwater changes will happen in that area since the city does not have storm drains or catch basins. Presented were dry ponds in a wet weather event to capture the water. Some questions arose regarding the retention ponds, on how long they will hold water & will they be a danger
to children. Retention ponds are designed to hold a certain amount of water and then discharge it after a certain amount of time so that it slows the progression into the stream, so as not to flood. Andrew Schwartz states the ponds should at most hold 2 ft of water & it be dissipated in a 24-hour period. This should not pose a safety concern to children. EPD still needs to have a meeting with the Conservation District to review & confirm presented stormwater plans. Conservation District will require the plan to mimic the existing stormwater in that area.

Landscaping is also part of the presentation. There is a large tree on Grove Street where the neighbors were abundantly clear shall stay, it's hitting their porch, and it gives some screening from the park. Clustering around the basketball court will be the plan as well as a 6ft high safety fence placed behind the basketball hoop. A mound will be placed behind the basketball hoop to keep residents from running out on the road to chase the ball. There were other proposed ideas on fencing but the public wanted it to be as inviting as possible, not to give it a feeling as though it was a fortress, separating you from the street. The second fence will be replacing the existing fence next to the neighbors beside the park. All fencing is black vinyl coated so it looks good from a landscaping standpoint. Andrew spoke on the tree selection, the plan was to choose as many native trees as possible, like the London plane. A mixture of canopy & flowering trees will be chosen, about 15 ft tall trees, no more than 20 ft. Honey Locust will give a nice fall color at the end of the season, making it an attractive tree to the area. Seed mix for the rain gardens will be a combo of wildflowers & native grasses. The seed mixes were carefully chosen because they are ment to survive in water as well as dry spells. Long grass will be chosen for the mound areas that will not require it to be mowed, low maintenance. Concerns were brought up about the vegetation adding any extra hyper allergens to the area. The percentages are no more than 10 percent in the seed mix, minimal sensitivity. Any leaves that fall, the public works staff will move leaves to the curb & will be picked up by the city leaf machine. No real issues with leaves moving around the neighborhood or clogging drains.

Recommendation of the approval of the land development plan contingent upon the stormwater management approval.

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

Planning Items

1. Transportation for College Students: Dorothy Zilic & Al Till from UPG

Dorothy Zilic, Director of Career Services & Al Till, Director of Student Involvement, spoke on behalf of the students at UPG. They are trying to get students into the community & working on ways to do that. There is very little transportation for UPG students to go off campus. Public transportation ends around 5pm, leaving no way for students to get off campus if they do not have a car. The goal of this conversation was to raise awareness to the Planning Commission
that there is a lack of transportation on evenings & weekends. The planning office could add this to the agenda quarterly if UPG representatives feel it would make a difference. The planning commission would encourage Dorothy & Al to reach out to other local colleges to see if they would have any transportation suggestions.

2. Sheetz Update -119/819 Intersection & E. Pittsburgh St: Mark Szewcow
   Mike Szewcow discussed the potential Sheetz project on E. Pittsburgh St in the Davis Shopping Center. The building will be 6,139 square ft with 12 fueling stations. The traffic study showed that this will not generate too much new traffic, but will attract passerby traffic, people who already travel past this area every day.
   Mike was unable to discuss in depth the 819/119 Sheetz project, he didn't have an update on the remodel.

3. 5-Star Trail Project: Mark Szewcow
   Mike Szewcow gave an update on the 5 Star Trial project. This has been a long process but it is moving in the right direction. The trailhead improvements will be on Mt. Pleasant St & Wood St. An arundel will be added for anyone biking to utilize drainage improvements in the areas needed along the trail. Benches will be added along the trail, improved traffic signals for pedestrians when accessing the trail from the city. ADA ramps are part of the project at the intersections on Mt. Pleasant St. Lastly, signage will be part of the project, the county & city will be working together on this.

4. Advanced Furniture Building: John Stafford-GCDC
   John Stafford spoke on possible options for the Advanced Furniture Building. GCDC vision is to find these parcels in the city and make them more livable and a productive space. So, GCDC is encouraging creative placemaking, an outdoor space that's still in this business district, a place to shop & once you're done shopping, you can go and just hang out. Encouraging spots downtown where people still want to congregate & shop may bring in more foot traffic downtown.

Open Discussion

2. Adjournment
   Motion to adjourn Brian Lawrence