Planning Commission Meeting Minutes
Wednesday, May 24, 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 Stern
   Rosalie Carpenter
   Jack Munsch
   Lisa Marinelli-Metrosky

   Absent:
   Dave Kahley
   Andrew Barnette
   Desmond Grace

3. Pledge of Allegiance

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

5. Approval of March Planning Commission Meeting Minutes
   1st motion to approve Lisa Marinelli-Metrosky/2nd motion to approve Andrew Stern

6. Old Business
   None

7. New Business
   None
   Administrative
   None

Technical Item 1  Applicant: Albert Majiros
                  Address: 15 E. Pittsburgh St
                  Request: COA, Signage
                  Base Zoning: C2
                  Overlay District/s: Downtown
                  Application Brief: Applicants would like to install store front signage above entrance.

Jeff Raykes spoke briefly to review the proposed signage at 15 E. Pittsburgh St. The property owner (Albert Majiros) seeks a COA to place signage at an upcoming business, Iceburgh’s.
The City of Greensburg Ordinance permits one wall sign per building. Badges’ Bar & Grill has an existing sign on their business, this sign will be classified as a letter-by-letter sign. With that being said, Iceburgh’s sign would be considered the wall sign for that building. Skip Majiors spoke on behalf of his building & upcoming business. Iceburgh’s will be an express model that will sell gourmet salads, wraps & gourmet bowls. Hours will be M-F 11-4. One side of the business will be ment for ordering & the other side will the pick-up.

The wall sign being proposed will be 24 sq ft broken into 2 pieces, per material restriction as well as two window decals, one on each door.

The lighting present above the previous business was removed when the remodel took place. Skip doesn’t plan to replace the lighting right now, since his business hours are only until 4pm. If business hours were to extend, the electric is still present & lights can be installed at any time.

1st motion to approve Lisa Marinelli-Metrosky/2nd motion to approve Andrew Stern

**Technical Item 2**

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<thead>
<tr>
<th>Applicant</th>
<th>Eddie Dull</th>
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<tbody>
<tr>
<td>Address</td>
<td>2 N. Main St</td>
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<tr>
<td>Request</td>
<td>COA</td>
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<tr>
<td>Base Zoning</td>
<td>C2</td>
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<td>Overlay District/s</td>
<td>Downtown</td>
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<td>Application Brief</td>
<td>Applicants would like to install shade structures in the Courthouse Plaza.</td>
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Jeff Raykes gave a brief introduction on the shade structures in the Courthouse Plaza. The project requires a Certificate of Appropriate to proceed. Bill Snyder was present to represent the county. The planning commission was presented with blueprints of the shade structures. A local company, Laurel Awning, will be responsible for the construction of the structures, the material will come from a company in Arizona. The material will be very durable & can withstand windstorms. The county is still deciding if they will be taking the fabric portion down during the winter months. Structures will be illuminated from the bottom, giving residents a sense of safety when passing by in the evening hours. Benches will also reside in the courthouse plaza under the shade structures, benches will be fixed.

1st motion to approve Rosalie Carpenter/2nd motion to approve Lisa Marinelli-Metrosky

**Planning Items**

1. **Text/ Edit Storage-Denny Puko**

Denny Puko presented the planning commission with a provision to the zoning ordinance pertaining to self-storage facilities in the C2 zoning district. Currently, self-storage facilities are only permitted in the industrial district (M). The city planner was asked if self-storage facilities could be permitted in the downtown (C2 district) to occupy a vacant building. The provision
presented this evening would allow for that to be a possibility. The planning commission would like to welcome businesses to the city not deter them, so this would make that possible for an investor. The process would still involve a conditional use/special exception for the investor/developer.

The planning commission would like to recommend to council that they amend the zoning ordinance to include provisions for self-storage facilities as a conditional use in the downtown overlay.

1st motion to approve Rosalie Carpenter/2nd motion to approve Andrew Stern

8. Open Discussion

Brain Lawrence let planning commission know that the county has invested in a company to update the historic district in the downtown area. The planning commission members are welcome in the future to participate in a review committee, this is early for the details, but this was just to make everyone aware what is on the horizon.

9. Adjournment

Motion to adjourn Lisa Marinelli-Metrosky