City of Greensburg

Planning Commission Meeting

Wednesday, August 25, 2021  5:00 PM

I. Call to Order—David Kahley

II. Roll Call—Jenna Pyle

PRESENT:
David Kahley, Chairman
Brian Lawrence, Vice-Chairman
Rick Cutia
Jennifer Lundy, Secretary
Lisa Metrosky
Desmond Grace
Zachary Kansler, Solicitor
Jeff Raykes, Planning Director

ABSENT:
Ashley Kertes

III. Pledge of Allegiance

IV. Comments/Business from the floor—There were no comments via mail, email, telephone, or Facebook from the public.

V. Approval of Minutes: Jennifer Lundy made motion to approve July 28, 2021, Planning Commission Meeting minutes. Brian Lawrence seconded motion. All voted unanimously to approve July’s meeting minutes.

VI. Old Business

VII. Planning Items

A. Consultant Selection Recommendation

Carolyn Yagle and Andrew Schwartz from Environmental Planning & Design (EPD) spoke to the Planning Commission. Their consultant group was selected to lead the City of Greensburg’s Comprehensive Plan. Carolyn Yagle broke down their plan for Greensburg. Under the Comprehensive Plan, Parks & Recreation, Blight and City-
Wide Systems will be addressed, along with Neighborhood Engagement with discussion, analysis, initial ideas, and early actions. Also, city-wide engagement will be addressed, with priorities, longer term actions, synergies, and instigators. There is a 4-part general project sequence as well. Within the Comprehensive Plan, there are 3 questions EPD will be addressing, as well: 1) What makes our neighborhoods great and where are we struggling? 2) What will make our neighborhoods better? 3) What can we do now? This is a long-term view—10-year strategy set. Jennifer Lundy made motion to recommend to council for Environmental Planning & Design as the Comprehensive Plan consultant. Desmond Grace seconded motion. All voted unanimously to recommend motion.

VIII. New Business

Technical Items:

1. Towne Square Drive

   Incomplete Subdivision (Lot Line Revision) Application- Revest Properties

   Application was incomplete. Jeff Raykes stated that applicant is aware of what is still needed. There is nothing to be reviewed for this item at this meeting.

2. Towne Square Drive

   Highlands Event Center- Land Development Approval Recommendation

   Woody Weissinger, owner of Revest Properties, presented to Planning Commission his request to construct an event center on Lot 704 of Greensburg Commerce Park located on Towne Square Drive. The proposed Highlands Event Center would be 18,304 square feet with 163 parking spaces (including 6 ADA accessible spaces). There are two proposed site driveways along Towne Square Drive that would access the site. The event center would hold 300 people, with 9 areas that can be used differently to care to numerous types of events, such as weddings, organizations, and meetings. The event center will not have a liquor license, only per event. There will be a prep kitchen, a 12-foot glass door, and a 2-story entrance with 14-foot-high ceilings. To keep with the Highlands theme, wood and stone will
be used to make the building look natural in its location. Mr. Weissinger will be running the center, not outside management.

Mark Szewcow from Gibson Thomas discussed the traffic study that was done in July. Mr. Szewcow discussed the options to access the event center, where AM and PM peak hours were looked at in the study. He stated that opening the connection to Thornton Ave and Mount Pleasant Ave is the most logical solution. He also mentioned that he wanted to see the table summary queue in the traffic study, but it was missing. Overall, it was noted that the traffic impact of the event center is minimal. Rick Cutia made motion to recommend tabling the site plan land development for the Highlands Event Center at Towne Square Drive to be able to obtain additional information for review. Lisa Metrosky seconded motion. All voted unanimously to recommend motion. (Please note that Jennifer Lundy left the meeting before this motion was given.)

VII. Planning Items

B. Rezoning Request for R-2; To allow for vehicle storage garages

Denny Puko, On-Call Planning Consultant, addressed the request from a property owner in the City of Greensburg who asked to amend the text of the zoning ordinance to add vehicle storage garage as a permitted conditional use in the R-2 General Residence zoning district. The petitioner did not propose specific standards and criteria to be met for conditional approval. The Planning Commission action is to consider, and if found favorable, transmit requests for zoning amendments to City Council for potential enactment. This text amendment change would be overall for R-2 properties, not just the specific property in question. For this rezoning request, the Planning Commissioners can choose whether to take it on or not. The Planning Commissioners all agreed that this doesn’t seem to be a pressing issue, and not to address it at this meeting.

IX. B. New Business- Downtown District; stamped concrete & brick design

Alycia Ferrett spoke on behalf of Amy Beeghly of Beeghly & Co. Jewelers. Ms. Beeghly received a grant in May from the Community Foundation of
Westmoreland County. Part of the grant is the replacement and maintenance pruning of the trees on the 100 and 200 block of South Pennsylvania Avenue. Her question is if they city has plans to remove the bricks from the tree wells, as they are posing safety hazards and their unsightly appearance. Ms. Ferrett states in the City of Greensburg’s code, this location is specific with maintaining stamped concrete sidewalks, and she is looking to see if Ms. Beeghly can replace the bricks with just concrete, and not stamped concrete. **Solicitor Zachary Kansler mentioned that this issue can be taken care of administratively and does not need action from Planning Commission.**

Adjourn.