I. Call to Order by Dave Kahley

II. Roll Call---taken by Amy Calisti, Administrative Assistant

PRESENT:
DAVE KAHLEY, CHAIRMAN
KAREN HUTCHINSON, SECRETARY
LISA METROSKY
ANITA SIMPSON
JOHN MUNSCH
RICK CUTIA

ABSENT:
BRIAN LAWRENCE, VICE CHAIRMAN
RYAN VESELY
ROBERT RECKLEIN

ALSO PRESENT: LOU DEROSE, SOLICITOR

III. Approval of February 25, 2019 meeting minutes

Board member Lisa Metrosky made a motion to approve the February 25, 2019 meeting minutes. Board member Anita Simpson seconded the motion. No discussion. Unanimously all voted in favor.

IV. Old Business

There was no old business to address.
V. New Business

A. Subdivision of 330 South Urania Avenue (Map #10-04-03-0-324), an existing parking lot, currently owned by Robert and Anna Jo Noviello.

Dennis Rosatti, a Registered Professional Pennsylvania Land Surveyor, was present at the meeting to introduce a proposed subdivision of an existing parking lot owned by Robert and Anna Jo Noviello on South Urania Avenue and Brewery Lane. The parking lot, created roughly 20 years ago, is currently used for overflow of Noviello’s Sunset Café customers. The lower section of the parking lot along Brewery Lane is used by Roger Murphy to park his tree cutting equipment, since the lot is never full from the overflow. Mr. Murphy currently owns a single family dwelling on the parcel next to a small parking area for the restaurant that is adjacent to a vacant parcel of land, and the the parking lot in question owned by Mr. Noviello. Mr. Murphy and Mr. Noviello are working out a deal where Mr. Noviello would take title to the house and lot, and Mr. Murphy would take title to parcel B, which is a part of the parcel with tax map number 10-04-03-0-324, on the subdivision. This is the parcel that would front Brewery Lane. The lot will be retained for parking and stay the same with no proposed building or change of use. Roger will continue to park his vehicles on parcel B. Mr. Rosatti noted that in the near future site development plans may be submitted for where the single family dwelling is located that Mr. Noviello will take over. Consolidation plans may be submitted to consolidate all of Bob’s parcels into one, and possibly develop a new parking area in conjunction with the existing parking area.

Mr. Rosatti also added that the City Engineer reviewed the subdivision and noted one request about the storm water system that is provided for the parking lot. Mr. Noviello and Mr. Murphy are going to enter into an agreement that will be signed and notarized stating that they will be responsible for all of the storm water management maintenance, service and cost. Dennis noted on the plans that the City of Greensburg accepts no responsibility for the maintenance and the costs. The agreement will be recorded and on the plans for public view, and it will also be recorded in the deed from Mr. Noviello to Mr. Murphy. The agreement shall read:

The owners of parcel A and parcel B on this plan shall be responsible for the maintenance and service of the existing storm water system in the parking area. The City of Greensburg accepts no responsibility for the maintenance costs and service to this existing system. No modifications to this system are permitted without the approval of the City of Greensburg Planning Department. The cost for maintenance to this system will be the responsibility of the owners of parcel A and parcel B.

Solicitor Lou DeRose commented that the agreement should state that “The City of Greensburg is given no and accepts no” to make it very clear. Mr. Rosatti will change the agreement to reflect Mr. DeRose’s comment.

No further questions or discussion from members of the board or audience. Secretary Karen Hutchinson moved to accept the site plan as presented. Board member Lisa Metrosky seconded the motion. All voted unanimously to recommend approval.
B. Consideration of the proposed Historic and Architectural Review Board (HARB) ordinance introduced on the June 10, 2019 City Council meeting, requiring an approval, approval with identified changes, or denial.

Chairman Dave Kahley began the discussion at hand by asking his fellow board members if they reviewed the proposed ordinance and all stated they had. The proposed ordinance has been introduced by City Council, which would dissolve HARB and place the Planning Commission in that role. Chapter 40 of the City Code will be stricken. The Historic District ordinances will remain. Mr. Kahley did some research prior to the meeting and stated that he had a few suggestions for consideration. Dave stated that he had an out of meeting conversation with Vice-chairman Brian Lawrence who was unable to attend the meeting regarding the proposed ordinance. Mr. Kahley stated that members were given a copy of the HARB search and find ordinance, that replaces HARB with the Planning Commission. This means that all requirements, rights and responsibilities go to the Planning Commission board. Dave mentioned that in his conversation with Brian, both agreed that it’s reasonable for City Council to decide if they want to streamline the process. Dave was unaware that the Planning Commission handled the HARB responsibilities prior to 2007 when the board was created.

Local Historic District Act 167 of 1961 in Pennsylvania allowing local governing bodies to create HARBS requires the boards to have certain individuals to be members including a registered architect, one member shall be a licensed real estate broker, one member shall be a building inspector, and the remaining members shall be persons with knowledge of and interest in the preservation of historic districts. Mr. Kahley mentioned that when the city created the HARB the members put on the board did not exactly follow the act’s requirements, so there could be a little bit of leeway for the Planning Commission board.

Chairman Kahley also reiterated that generally the Planning Commission is looking at subdivisions and land development and not aesthetics. Dave felt that he could not vote on the ordinance until he was sure that the board would follow the code and would not be out of compliance. Mr. Kahley would like Council to take the step to research the law more carefully prior to making a motion and voting on the ordinance. Dave mentioned that he has not taken the time to read the HARB guidelines that would need to be followed by Planning Commission should the ordinance take effect.

Board members felt that there should possibly be a split in the meetings for Planning Commission should the ordinance pass, i.e. have two (2) meetings during the regularly scheduled time, but to allow time for HARB related items on one meeting followed by a meeting for land development/site plan Planning Commission items, so that the two sets of responsibilities would be separated.

Secretary Karen Hutchinson felt that the HARB may not have always followed the guidelines set forth; however, Dave Kahley noted that he is open to change but respectful of what has occurred in the past. Mr. Kahley is worried about the rhythm of the city and ensuring that developments scale to the Downtown with their heights, building materials, entrances, etc.
Dave Kahley asked fellow board members if they would be okay with the added time and meetings. Board members agreed that there would not be an issue, but also mentioned that they were unclear of the responsibilities they would taking on in regards to the guidelines. Dave mentioned that in the 1980s citizens were concerned about the demolition of huge tracts of cities, which led to an effort at the federal level prohibiting the feds from putting money into cities to tear down historic districts, thus creating historic districts. A design process was created to help citizens from smaller towns save the community’s identity. Mr. Kahley believes that the Historic Preservation Office of Pennsylvania has a program to help guide and advise local historic boards, that the Planning Commission board members would benefit.

Board members requested that they meet with City Council members and the City Solicitor to discuss what their expectations are for the Planning Commission, research the law more in depth in regards to the types of members needed and the guidelines that would need to be followed. City Administrator Kelsye Milliron was present at the meeting and noted that she would set up a time for all members to meet.

No further questions or discussion from members of the board or audience. Board member Lisa Metrosky moved to table the discussion until the next Planning Commission meeting and request that City Council delays their action by 30 days in order to allow for board members to meet with City Council members and counsel. Secretary Karen Hutchinson seconded the motion. All voted unanimously to table the discussion.

VI. Adjournment

Board member Anita Simpson moved to adjourn the meeting.

Meeting adjourned 7:39 pm.