

**HARB BOARD MEETING
MARCH 24TH, 2009 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
BARBARA CIAMPINI
BARBARA JONES
PETE CICCAGLIONE

ABSENT:

TERI LUTZ
NANCY STEWART

Steve Gifford: Nancy and Teri did state that they could not be here tonight. Are there any corrections of the minutes from February? If not can I have a motion to approve the minutes?

Barbara Jones: I make a motion to approve the minutes.

Lee Calisti: I second the motion.

All were in favor.

NEW BUSINESS:

ITEM #1 113 North Main Street-Owner-North Main St. Investors-Applicant-Autumn Delellis/Skysight Photograph-Project-sign

ITEM#2 101 Ehalt Street-Owner-Westmoreland Cultural Trust-Applicant: State Representative Tim Krieger-Project-sign.

ITEM #3 112 E. Otterman St-Owner-DDE Associates-Applicant-Shaw Henderson/Raspberry Patch Art Glass-Project-sign

ITEM #4 101 N. Main St.-Owner-North Main Street Investors-Applicant-North Main Street Investors-Project-sign

ITEM #5 21 N. Main St-Owner-Don Waxter-Applicant-Pamela Turk-Project-sign

ITEM #6 29 N. Main St-Owner-Don Waxter-Applicant-Alvaro Lazxo-Dent-Al-Smiles-Project-sign

ITEM #7 113 S. Pennsylvania Ave.-Owner-Richard Kurtz-Applicant-Richard Kurtz-Project-sign/façade

ITEM #8 730 E. Pittsburgh St-Owner-M&J Partners-Applicant-730 East Pittsburgh St. Food Associates-project-revising existing parking lot

I ITEM #1 113 North Main Street-Owner-North Main St. Investors-Applicant-Autumn Delellis/Skysight Photograph-Project-sign

Autumn Delellis: The address is 113 N. Main Street. The project is to erect a new sign for my business “*Skysight Photography*” because I am moving locations from 102 N. Main St to 113 N. Main St. It is a non-lit sign. As far as the size of the letters and the colors that is all laid out on the paperwork that you have. The first part of Skysight is blue and the second part is black and it’s the same theme as my logo and the same colors and font. RK Neon Sign Co. is going to install the sign. It is already sanded down and painted as of today so it’s good to go as far as the letters going up.

Steve Gifford: What surface was painted? Can you use the laser pointer?

Autumn Delellis: All this white in here, (she is pointing to screen). It was all sanded down from the previous letters that where there and repainted white so it looks the same as it does here. In person it looks nice and fresh and clean.

Barbara Jones: That’s wood behind that?

Autumn Delellis: Yes.

Steve Gifford: Any other comments or questions?

Barbara Ciampini: I see your landlord is here Steve, my question is, if there are any other plans for the façade of that building? The whole way to the top, you have think there are notifications of some items that need to be taken care of related to code received violations.

Autumn Delellis: I am not aware of any of that.

Steve O’Donnell: Yes, that was a month ago and that all has been taken care of.

Barbara Ciampini: It was? Okay.

Barbara Jones: Are you putting any light fixtures up to illuminate the sign?

Autumn Delellis: At this time I haven’t planned on it. It might be something I would like to do in the future but right now it’s not in my budget. If I do them it will be something similar to what is on Pennsylvania Ave, the gooseneck lights.

Steve Gifford: Any other questions or comments? If not may I have a motion to approve the sign project?

Lee Calisti: I make a motion to approve the sign project.

Pete Ciccaglione: I second the motion.

All were in favor.

ITEM#2 101 Ehalt Street-Owner-Westmoreland Cultural Trust-Applicant: State Representative Tim Krieger-Project-sign.

Andy Walz: The property address is 101 Ehalt Street Suite 105. I work for the “57th District Representative Tim Krieger.” We kept the same office location as Tom Tangerti. The goal is really just to have a sign there so the constituents know where to find us and can figure out where we are.

Steve Gifford: Just to summarize, the lettering is on which windows? Can you use the laser?

Andy Walz: It would be on this window here and also the door window (he is pointing to the screen). Even with an arrow people still try to come through those doors.

Steve Gifford: Your main entrance is actually through the lobby of the Train Station?

Andy Walz: Correct.

Steve Gifford: Any comments or questions? If not may I have a motion to approve the sign project?

Barbara Jones: I make a motion to approve the sign project.

Pete Ciccaglione: I second the motion.

All were in favor.

ITEM #3 112 E. Otterman St-Owner-DDE Associates-Applicant-Shaw
Henderson/Raspberry Patch Art Glass-Project-sign

Shan Henderson: I am the owner of “*Raspberry Patch Art Glass*” at 112 E. Otterman Street, Greensburg. I would like to place a sign hanging on the building, it’s a brick building and the sign will be placed right in the center of the glass windows above the glass windows (she is pointing to the screen). in the brick and you have pictures of the sign and the iron hanger that it will hang from. This will be a non lit sign but sometime in the future I would like to put a light on it.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I make a motion to approve the sign project. I like the fact that you chose to do a projecting sign.

Shan Henderson: May I ask a question? In the future if I want to add a sign like the young lady said about the goose neck lighting, how do I do that? Do I have to go through this again?

Steve Gifford: Correct. That would be an approval of goose neck lighting and your also in the façade improvement grant district and so in the future when you decide to do that you can talk to our office or the City of Greensburg. So you need to pick out a light fixture that you want to use and submit a proposal on where you want to place them and the number of lights.

Shan Henderson: Thank you.

Barbara Ciampini: You actually have an area along here (she is pointing to screen).

Steve Gifford: It’s relatively simple; we do approvals once a month so when you’re ready go ahead and call Vicky or myself and we can help you out. I think we have a motion so I need a second.

Lee Calisti: I second the motion.

All were in favor.

ITEM #4 101 N. Main St.-Owner-North Main Street Investors-Applicant-North Main Street Investors-Project-sign

Steve O'Donnell: The project is a directory as you see on the screen and it will go on the exterior of the building on Main Street wall non lit. It will list the tenants within the building.

Steve Gifford: That is the proposed location Steve? (he is pointing to screen)

Steve O'Donnell: That's exactly right.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I know I asked you this, the Red Cross sign, all of that is being removed? Even the box?

Steve O'Donnell: Yes.

Barbara Jones: Can you show us on the screen where the directory is going to be?

Steve O'Donnell: Right there in the middle. (he is pointing to screen)

Steve Gifford: It's in the center of that wall?

Steve O'Donnell: Right.

Steve Gifford: Any thoughts or comments on that?

Barbara Ciampini: I think it's a good thing it's something that this building has lacked for quite some time.

Steve Gifford: The only thought that I have to say, and this is open for discussion, is it possible that directory sign instead of it being placed in the center of that open wall, could it be positioned more to the left closer to the glass windows?

Steve O'Donnell: I'm open to that.

Steve Gifford: Does anybody else share that thought?

Barbara Ciampini: Are you talking about right in here? (she is pointing to screen)

Steve Gifford: Yes, somewhere in that area. Since it's a smaller sign.

Barbara Ciampini: Yes, you are right, Steve it might look lonely out there in the middle.

Lee Calisti: It looks a little high for a pedestrian to read on this hand drawing

Steve Gifford: It could be positioned at eye level.

Lee Calisti: Yes, at eye level would be better.

Steve Gifford: Is that okay, Steve?

Steve O'Donnell: Yes, no problem

Steve Gifford: Any other comments or questions? If not can I have a motion based on the understanding that the sign will be positioned to the left of that opened wall not necessarily in the center as the picture depicted?

Pete Ciccaglione: I make that motion.

Barbara Jones: I second the motion.

All were in favor.

ITEM #5 21 N. Main St-Owner-Don Waxter-Applicant-Pamela Turk-Project-sign

Tamer Gokie: We are located at 21 N. Main St. we have a store front renovation and we will use Hardy trim and Hardy panel for "*Pamela's*".

Pamela Turk: I haven't been able to talk to Mike, our contractor as he is on vacation and was unable to stop to give me an estimate on cleaning the front of the building or anything like that. We were discussing where that one panel is off and the brick behind it and we don't really think it's going to be able to clean up. So we will probably have to replace every hardy panel, the hardy brick and then paint

Steve Gifford: What they are talking about is, they were contemplating taking off the ceramic tile panels and cleaning that surface and trying to get back to the brick veneer.

Pamela Turk: I really don't think that is going to work.

Tamer Gokie: It really doesn't work out, it's been a long time and it does not come off so we have to replace the whole store front with the new hardy panels.

Pamela Turk: He is going to clean the rest of the building on the top and (she is pointing to screen). this one and this one he said he can get those nice and clean because their all grooved and detailed inside and this piece will come clean with a pressure washer. When he comes back from vacation he will come and see me. Basically we want to take all of this off and this down here and put the country redwood everywhere and then the nugget and then the country redwood in the letters and separate individual vinyl detailed letters, not like a square sheet of something, And probably half way down have café curtains on the front windows.

Steve Gifford: The café curtains will be on the inside of the window?

Pamela Turk: Yes.

Tamer Gokie: They will probably be 2 feet inside. There will also be three (3) goose neck lights pointing at the "*Pamela*" sign.

Steve Gifford: Did you get a chance to speak to the gentleman from Westmoreland Supply?

Pamela Turk: No.

Steve Gifford: Well, Pete owns "*Westmoreland Supply*" so you can talk to him now and he can tell you about when he renovated his store and his experiences.

Pamela Turk: I was down there on Monday looking at the front of your building; I was actually walking all over Greensburg looking at the fronts of all the buildings. I really

like the way in the front of “*Westmoreland Supply*” your entrance into the store as that design in the cement, the walkway that is really nice.

Pete Ciccaglione: That has been there for a very long time. You have nice detail work up there that will clean up nicely.

Pamela Turk: Mike said he will use a hand canister with an acid wash and it is used on building restoration, they used it on *Thomas Jefferson’s* home. He will cordon off the whole area and use that wash just on those two particular pieces and then pressure wash the rest of the building.

Pete Ciccaglione: That will clean up nice.

Barbara Jones: Did you say you did check into cleaning the brick?

Pamela Turk: I’ve been discussing it with him but he doesn’t sound real confident that it will be able to be restored.

Tamer Gokie: I tried to rub it off and it does not come off, it’s too much inside to clean you basically have to send it out to clean it up.

Barbara Jones: The building down where the “*Pottery Playhouse*” is in that whole series of buildings those had that stuff covering it also they were able to bring that brick back. I was just wondering, I thought it might be worth looking into.

Pamela Turk: I do want to further investigate it but your meeting is today so this is the first step that we have to take. I don’t like neon I don’t like modern I prefer anything original that I can keep original. I am more towards renovating but if it’s not possible.

Steve Gifford: I think that gives us some thought, if Pamela and Tamer would prefer to go the brick route, restoring their brick and pulling off the paint and pulling off the adhesive would the board prefer to see that over a restored store front using the Hardy panel.

Lee Calisti: Well I would think based upon the equivalent qualitative kind of result. If they could get a quality brick restoration I think we would all be in favor of the original. It’s not going to be a really good job uniformly then having bad brick verses a nice fresh front it’s rather obvious.

Pete Ciccaglione: If you going to make the investment in the Hardy panel which is an expensive material verses vinyl or aluminum and looks pretty good, before I would do that because you’re going to have a fair amount of money and labor, when your guy comes back that is going to do the pressure washing they make chemicals that are acid that eat dirt and don’t eat concrete. You can take this little spot here and scrape some of the adhesive spots off and put the chemical on it and try the high pressure cleaner with the acid. I think it’s called Detric Chemical 101 it will eat that black right off.

Pamela Turk: Mike went on vacation and we didn't have very long to talk.

Pete Ciccaglione: Cost wise it might be about the same but the overall building would be better and probably more to your liking also.

Lee Calisti: But then there is always the risk that when you remove the rest of the panel it's uncertain that the rest of the brick is in good shape. There could have been other damage unfortunately could have been done. You just have no idea what you're going to find there. You will at one point when all that material comes down but if you have success on this little panel it still doesn't guarantee success over the whole brick façade.

Pamela Turk: That was my other concern that if we take some of these pieces off and the brick is damaged.

Lee Calisti: I image it's going to be uncovered at some point of your process. It's kind of hard to be definitive on your decision I'm sure until you know.

Steve Gifford: But wouldn't all the panels be removed even before they install the Hardy panel?

Lee Calisti: Yes. You're going to know at some point what you're facing. I like this I think it's bold and punchy. My question is since there is not a lot of detail to this what would the edge conditions be on this panel in terms of trim. You said you looked at Pete's building and his building is trimmed out very nice. I can't imagine that you would just put up flat panels and be done.

Pamela Turk: No. I was talking to Steve and he said, what did you call that?

Steve Gifford: There is a way you can bevel the edge.

Pamela Turk: Bevel it out so it's like standing out. Steve drew me a picture of it.

Lee Calisti: Well, how you trim it out will also affect the image you're getting, if it looks very modern or traditional? Pete took a route that was very traditional and it looks very nice and very fitting for his building. That doesn't mean that a modern look wouldn't work just as well but those edge conditions are very important so that this looks very permanent. Good quality job. I like the colors, I would like to see the original brick but if that's not the case, then so be it.

Steve Gifford: I think we sort of have given some good feedback and I understand your time frame on this is not necessarily immediate, is that correct? You're looking at doing this over the next couple of months.

Pamela Turk: Right because Mike is not coming back until after April 1st I think to clean it. That has to be done first and I still have more research that I want to do. I want to

look at pictures of how downtown used to look because I can't really remember. I want to see different forms of trim because I haven't spent a lot of time looking at the trim.

Lee Calisti: That will make or break the project. If done right this will be fabulous.

Steve Gifford: So whichever avenue you are pursuing whether it's refinishing the brick and using that as your façade or applying the Hardy panel in color both of those are going in the right direction. What I think we should do today is table your presentation until a later month for an approval and that will give you more time to research what can be done with the brick and also how you want to trim it out. It's probably important for you to have your business sign in your window so maybe what we can do is do an approval on the window sign lettering with the understanding that you will come back at a later date and do the rest of your façade improvement and also you talked about a projecting sign in the future and we can finalize that as well and the same thing with the name up on the signboard we can do that one at a later date as well. But at least you can get your letters in the windows.

Pamela Turk: When is the next meeting?

Barbara Ciampini: April 21st?

Pamela Turk: And when does that have to be in?

Barbara Ciampini: April the 13th.

Pamela Turk: Do I have to come back here to get the approval before he cleans the front of the building?

Barbara Ciampini: No.

Pamela Turk: We have the entrance into our place a lot of paint peeling and chips and I was wondering if we can just go ahead and paint that?

Barbara Ciampini: Yes. I make a motion to approve the window sign at this current time and table the balance of the application.

Lee Calisti: I second the motion.

All were in favor.

ITEM #6 29 N. Main St-Owner-Don Waxter-Applicant-Alvaro Lazxo-Dent-Al-Smiles-Project-sign

Theresa Ciarimboli: I am the manager for *Dent-Al-Smiles* at 29 N. Main Street. We would like to do a couple different things on this. We would like to erect a sign where Dr. Long had the previous lettering that was all done in metal.

Steve Gifford: You can use the laser pointer to indicate where on the screen.

Theresa Ciarimboli: We would like to erect a sign somewhere in this area (she is pointing to screen). Most of it has been removed off of the building already. I would like to change the color of the outside as well. We did include a paint swatch for that color that we chosen and it's a neutral color. The bottom color, on the very bottom of the building that seems to be deteriorating so I would like to replace with cement board and then paint it the bottom color on that swatch. I did include the material in the packet as well, I don't know what it's made out of.

Steve Gifford: It's Alupalite.

Theresa Ciarimboli: We have several different projects that they showed us. This is the one our owners liked the best. Some of them look like a 3-D image and we are not interested in that. The outside of the building has a sloped roof so when we look at that it didn't look like it would be suitable to put a projecting sign and then if we try to do something about that it's just to high up. So we decided to go with the lower sign.

Steve Gifford: Any comments or questions from the board? Can I have a motion to approve the project as presented?

Lee Calisti: I make a motion to approve the sign project.

Pete Ciccaglione: I second the motion.

All were in favor.

ITEM #7 113 S. Pennsylvania Ave.-Owner-Richard Kurtz-Applicant-Richard Kurtz-
Project-sign/façade

Richard Kurtz: We're doing a new restaurant and we're calling it "*One Eleven*," it was formally called *Pagnotta's Café* you can see in the packet the awning is submitted a black sunbrella fabric with aluminum frame which will be painted black, no scallops sort of a contemporary look. We are proposing French doors in the existing windows. These two windows right now are bay windows (he is pointing to screen) and we want to replace those with French doors which will open in and leaving the lip on the bottom so it isn't perceived as an entrance. This is now old wood which will be removed and it will be replaced with Hardy board and then wood trim on each side, it's almost like a crown on a pillar and then crown on the top which will finish off the Hardy board and then a traditional taupe color on the exterior to coordinate with the black.

Steve Gifford: I think we have a sample of the color palette. The black magic that is the bars, that is the black magic color just to the left and right of your entrance way door?

Richard Kurtz: Yes, these are little recesses in the brick and were just going to paint that there about this wide. It's just to pick up the color in the framing of the doors and the awning just to bring it all together.

Steve Gifford: The projecting sign?

Richard Kurtz: The projecting sign, we are buying that from a company that has a heavy rod with built in lighting. It comes together then we are having a local company, *Signs by Tomorrow* do a wooden sign. We were originally going to have the name of the restaurant beveled but decided not to do that. I think long term it will hold up better and you will be able to see it better from the street.

Steve Gifford: So it will be flush?

Richard Kurtz: It will be flush on the lettering on a wooden sign fairly heavy. What I did in Illinois with restaurants like this we did a real big heavy wood so it looked almost historic. That is way I was glad across the street was doing that. Now everyone is starting to do it. I love it.

Barbara Jones: What color is that on the end?

Richard Kurtz: I actually haven't seen this in person because we haven't purchase it yet. In this photo it appears to be gold.

Steve Gifford: Which will tie into the lettering.

Richard Kurtz: I certainly would not have a problem with it being gold.

Steve Gifford: Is this the construction of the doors? (he is pointing to screen)

Richard Kurtz: We are going to do uplift lighting for the building itself as you see here under the awning. (he is pointing to screen)

Steve Gifford: So the light will be shining up into the awning?

Richard Kurtz: The light itself is in the packet, it's a tube like, and it basically hits the sidewalk and hits up into the awning.

Steve Gifford: That's interesting, that will be cool. Any comments or questions from the board? I think it looks great.

Lee Calisti: When are you opening?

Richard Kurtz: Hopefully April 1st, 2009.

Barbara Ciampini: It's a great application.

Steve Gifford: It will be a great addition to South Pennsylvania Ave. And it will compliment everything else that is going on down there. Can I have a motion to approve the project as presented?

Barbara Ciampini: I make a motion to approve the project as presented.

Pete Ciccaglione: I second the motion.

All were in favor.

Steve Gifford: It is noted that the French doors are just filling in the opening of the display windows so there is no need for engineering plans because they are maintaining it as the same opening. In the application was also submitted a grant request. We do currently we have \$3, 200.00 remaining balance from 2008 façade grant program that we can allocate to this project via the grant request. He is requesting \$5000.00 and we have not received the 2009 program funds from Harrisburg and they are saying it will be released but they don't know when that will be released. We have a line of credit available for the delay so we can approve the maximum of \$5,000.00. My board as not discussed the direction they want to go so I would say the first line of approval is for the members of the design committee to take into consideration the available funds, the line of credit and the grant request. Is there any comments or questions on that?

Barbara Ciampini: I would make a motion that we approve immediately the \$3, 200.00 and then the balance contingent upon receipt of those monies from the State.

Steve Gifford: Any other comments or questions?

Lee Calisti: I second the motion.

All were in favor.

ITEM #8 730 E. Pittsburgh St-Owner-M&J Partners-Applicant-730 East Pittsburgh St. Food Associates-project-revising existing parking lot

Ray Charley: We are here today but we are going to have our Engineer speak to you today about the proposed changes we have for the parking lot at *Shop N Save* supermarket up at the Davis Shopping Center. We bought the store over 3 years ago and I'll let Veronica go through the opportunity we have to improve the store for the City.

Veronica Bennett: I am from Triangle Engineering. (Veronica is pointing to plans her entire presentation) As you can see this is the *Shop N Save* and this is the *Ollie's Plaza* here and East Pittsburgh St. is down here. There is a signaled intersection and over here in the middle there is a right turn in and right turn out only intersection and down here on the end we have traffic going both ways and there is no restrictions in that area. What we are proposing on doing is just revising the parking we are not doing any changes to the existing building. No changes to signs for anything. Currently the site exists today and there are a couple of issues. First off we have this parking area and right here is a signal entrance for the right turn only. This parking area is very inconvenient and it's kind of awkward to use if you're familiar with going to that *Shop N Save*. There is a big hill there pretty much from this point, (she is pointing to plans) up to the front of the building you are looking at a 14 foot difference in elevation which is pretty much 7 % slope and no one wants to park in that area. If you park down here going for your groceries you're going to come rolling out of that *Shop N Save* with a full cart and you're not going to be able to control yourself. You are going to be at your car trying to unload groceries and your cart is going to be rolling down the hill. It's just very awkward in this area right here. There is also a slope along here a 6% slope and we have about a 10 foot difference between the end back here and the front of the store. A problem with this parking, it looks like prime parking and if you come in this entrance or this entrance you can't park there with the angled parking, you have to circle around the lot to come back to access these spaces. Again these first few have a slope to them. Another issue with the parking in the front again is the angle parking that brings up a big issue. One way traffic flow in this area and again this is prime parking and no one is parking here. Everyone is squeezing into these areas here and congestion is building up. If you're in this row of parking and you want to come out you have to sit here in traffic while traffic comes in and out of the store and there is hardly any room for you to pull out and get in line with traffic. It causes a major congestion here and to get to this exit you can only go through this center lane. Again if you're in the front and want to make a right hand turn out of here and don't want to wait in here you have to circle around. You have pedestrian traffic and cars coming in and out just major congestion in this section here. Another issue is the loading dock for the *Shop N Save*. It's located back here and truck traffic comes in off of East Pittsburgh St. turns in through here does whatever they can to get back here and your trying to avoid traffic and cars are parked there and of course truck traffic tears up your roads. So what we are trying to do is elevate some of these problems. You see this area right here this is what we are proposing to do grading with. We will be restriping the whole lot; this section is where we are going to do earth disturbances. The entrance here and again this is where the signal is, we are not doing

any proposed to that driveway. What we are proposing to do is take this parking and raise it. We are going to level it out so you're looking at a 3% slope so a 6 foot drop from this very end space to the front door, very manageable, raising this parking up and take that to a 4% slope. Perpendicular parking, you can pull in two way traffic you come in this entrance, easy access. You won't have to worry about as much congestion going slow. In order to access this of course we're raising the parking lot and we are doing a drive access here which will have a 10% slope on it and we are adding another one here which is the 4% slope to come down to the existing grading as it stands. With the perpendicular parking and like I said we have the two way traffic now. Prior to this there was parking along here, we have removed that and bringing this back and actually the whole way across the front there is a small planting strip there, grass strip 3 feet wide next to the sidewalk. What we are proposing to do in revamping this parking lot is pulling that back, we are going to give about 8 feet of a buffer area between the sidewalk and right-of-way back into the parking lot. This section here, we are not doing any grading to it whatsoever besides restriping it. As it exists now there is no parking along here, by pulling this back 8 feet giving the buffer area and placing parking in this area. We've now given our traffic here coming through to exit a chance to actually get in line and not block traffic and everyone who wants to make the right hand turn can easily do so. We are doing a pedestrian crossing which we didn't have before and this will be striped for pedestrians. We are actually gaining a few spaces in the front here. We picked up five spaces just by getting rid of the angled parking and adding this row here. The other situation is the truck traffic, what we are proposing to do is grade a small access drive in the back of the building so this way when trucks come in they will come in from the parking lot off to the side and have direct access to the back. They will no longer be going through the parking lot so we will elevate that traffic. Also with the pulling back as I said for this buffer area we want to propose landscaping throughout this buffer area on the front. We are proposing 11 *Robin Hill Serviceberries* they were chosen because it will be along the right-of-way and we don't want anything too big and we don't want anything blocking traffic. We don't want anything too tall because of the overhead lines. Also its low maintenance and it's a good parking lot tree, it's good for a small area water wise low volume of water it's kind of an all around tree. So we will have 11 going across the front and down here we are proposing two (2) *Burning Bushes* two (2) *Golden Splashes* and two (2) more *Burning Bushes*. These are just low shrubs; the *Golden Splash* is more of a ground cover and defiantly a shorter bush. These will go across the front and also throughout the parking lot in these areas here we are proposing the *Lilac Trees* which is this tree here and again it's great for parking lots. In this area there use to be an old marquee sign and that has already been taken down and we're not proposing to put any up. I think that was a little of an eye sore before. I think the new landscaping will add great appeal along this section and it's on the edge of the Gateway District as you enter into town. I think it will be a definite improvement on how it stands right now.

Steve Gifford: Are there any comments or questions?

Barbara Ciampini: I know Ray that you've been looking at this for quite some time and I think I've met with some of your colleagues and I just want to commend you for doing something because it will be great for this gateway corridor in a very positive way.

Lee Calisti: It's a great idea. On the edge of the parking that your raising there is a steeper bank, how is that bank being treated?

Veronica Bennett: *Birds Foot Tree Foil* on the steep slopes we are proposing to plant there. What it is- is a Penn Dot material and it's a mixture of grass and wild flowers. It has no maintenance whatsoever and it is low ground cover. So you're going to get a mixture of grass and a little bit of wild flowers. That will be through the steeper slope or otherwise it will just be grass.

Steve Gifford: Any other comments or questions? The sidewalk will remain in the front of the parking lot?

Veronica Bennett: Right.

Steve Gifford: The application noted that the Davis family has signed off on the project and they approve it?

Ray Charlie: Yes.

Steve Gifford: The existing tenants in the plaza, have they been informed about the change to the parking and the traffic pattern?

Ray Charlie: I spoke with Mr. Davis and Jim and Marilyn Davis about the project for quite some time and the liability of this store really depends on opening up this parking lot and making it easier for our customers to use and access. There are a lot of alternatives to us and we like the location and we want to stay there. It's probably been close to two years talking to the Davis family about this project. I have not gone to their tenants. The Davis family has reviewed this internally and I don't know if they went to the tenants or not. The other tenants that it could impact is the "*Ollie's*" and we took pains to make certain that the access to that parcel was, you will see two lanes of egress and ingress to that western side. There is one that goes along side the building to the "*Ollie's*" section as well as one that goes down to the traffic light. We felt that we addressed that issue and whether the Davis have actually spoken to those tenants I couldn't tell you. I think we will have a lot more traffic.

Barbara Ciampini: It's definitely a positive thing.

Steve Gifford: It is a positive thing and I don't think the tenants there will be upset and I don't think they will lose too many parking spaces. Maybe now those parking spaces just have to be reconfigured? Before you were able to drive from *Szechuan Gardens* or from *Vocelli Pizza* out to the area that you're doing the improvement and need to turn left

or right up into your area or right up into your area or left to access the traffic. That won't be available to them now, is that correct?

Veronica Bennett: They will have to access here.

Steve Gifford: So Davis will have to reconfigure that so there is a way to turn around?

Mike Charley: Correct.

Steve Gifford: Are there any more questions from the board? Can I have a motion to approve the project?

Pete Ciccaglione: I make a motion to approve the project.

Barbara Jones: I second the motion.

All were in favor.

Steve Gifford: Are there any other items that we need to discuss this evening? Can I have a motion to adjourn?

Pete Ciccaglione: I make a motion to adjourn?

Lee Calisti: I second the motion.

Meeting adjourned at 6:00 PM

All were in favor.

