

PLANNING COMMISSION  
JANUARY 25<sup>TH</sup>, 2010 7:00 PM

**PRESENT:**

RICK CUTIA, CHAIRMAN  
KAREN STEPANOVICH, SECRETARY  
ANITA SIMPSON  
JOHN MUNSCH  
JEFF ANZOVINO  
TIM MARUCA, VICE CHAIRMAN

**ABSENT:**

GEORGE SMITH  
LARRY MORRIS  
DAVE KAHLEY

**ALSO PRESENT:** LOU DEROSE, SOLICITOR AND BARBARA J. CIAMPINI,  
PLANNING DIRECTOR

- 1.) REORGANIZATION OF THE OFFICERS OF THE PLANNING  
COMMISSION
- 2.) SITE PLAN-GREENSBURG COMMERCE PARK FOR A PARKING LOT  
PROPOSAL.

Rick Cutia: Our last meeting was November 30<sup>th</sup>, 2009. Has everyone had a chance to read over the minutes? If so are there any additions or corrections to that? If not can I have a motion to accept the minutes.

Karen Stepanovich: I make a motion to accept the minutes.

Anita Simpson: I second the motion.

All were in favor.

**Item #1 Reorganization of the Planning Commission officers**

Rick Cutia: The first item on the agenda tonight is the reorganization of the officers of the Planning Commission. We have at least two (2) options to take nominations for new officers or to make a motion to continue with the existing slate of officers of the planning commission. Does anybody have a motion for nomination replacements?

Jeff Anzovino: I make a motion that we keep this current slate

John Munsch: I second the motion.

All were in favor.

Slate:

Rick Cutia, Chairman

Vice Chairman, Tim Maruca

Secretary, Karen Stepanovich

## **Item #2 Site Plan-Greensburg Commerce Park-Parking Lot Proposal**

John Vozel: I am with Tri-County Engineering. This is for the overflow parking at Greensburg Commerce Park. We did have this in the front of the Planning Commission on November 30<sup>th</sup>. 2009. At that time the request was tabled, some of the items that we needed to address were the sidewalks along Towne Square Drive from the *Hampton Inn* down to this overflow parking area, we've added that. There were some concerns about the lighting at the parking lot. We are installing two (2) light poles; one is a double head and a single pole with 250 watts head on that. That will significantly light this parking lot. One of the other concerns was one of the bushes that we are going to use in the landscaping was a *Burning Bush* but we have switched that to a *New Jersey Tea Bush*.

Karen Stepanovich: I just received my packet today and did not get a chance to look at this plan or look up this *New Jersey Tea Bush*, but I am sure it will be fine.

Barbara Ciampini: I just note that the concrete sidewalk ends right at the driveway of the overflow parking, are your plans to extend that as you further develop?

John Wagner: Yes.

John Munsch: Where do you expect people to be going that are using this lot? Are they going to *Gander Mountain*?

John Wagner: Initially, I don't know if you were here for the meeting in November but the sole purpose of that lot is to provide one of the occupants that are going to be occupying the commerce shops is *Dino's Sport Lounge*. He had a concern that the parking as provided initially, which meet all the Greensburg regulations and Ordinances, even though it did satisfy the City of Greensburg he was questioning if it would be adequate enough for his business. I said to him, what does it take to satisfy you? He said John; I will bring *Dino's Sport Lounge* to Greensburg if you give me a parking lot to make sure I never have to turn away patrons. So that is what we are doing.

John Munsch: *Dino's Sport Lounge* is in the shops at Towne Square Drive?

John Wagner: Yes.

Rick Cutia: On the second page of your plan, the slopes of your handicapped ramps for you sidewalk meet the current standards according to Penn Dot. I just wanted to advise you to be sure that those are constructed according to those slopes. They are

very particular on those and whoever comes to the review, anyone from ADA the American Disability Act that they will have you remove them if they are not constructed as per ADA guidelines.

John Wagner: Is that a Les Harvey inspection or Chris Doberneck inspection? Is that an inspection from the City like Les Harvey or Chris Doberneck?

Barbara Ciampini: The actual sidewalk construction is inspected by Chris Doberneck. What Rick is alluding to are the actual ADA specifications. You could be audited at any time by the State and/or Federal Government. John and I had a conversation, John Vozel and I, in regards, to the sidewalks for those of you that were at the meeting I think I suggested an access point from the Hampton Inn down to this particular parcel. I'll let you answer that, John.

John Wagner: We have considered that Barb and we do agree to do that. It's a good idea.

Barbara Ciampini: Alright. You're going to do something along those lines? I just think it's a positive for your development.

John Wagner: Barb, I do agree and that is an extremely steep hillside there, but regardless it won't meet ADA standards but we have other ways to satisfy those conditions. The bottom line is we will do that. We do agree that the big picture that it is a good thing to do.

Barbara Ciampini: Once you have that captive audience there and staying there they will realize that their main reason for being at the *Hampton Inn* is to sleep but they also need to eat.

Karen Stepanovich: Jeff just looked up this *New Jersey Tea Bush* on his phone and it looks very interesting, looks like a very nice shrub.

John Wagner: Any questions or comments?

Barbara Ciampini: The only other thing that I wanted to make the Planning Commission aware of, we talked about this before, is that Mayor and Council want to give you on street parking on the west side of Towne Square Drive which is the opposite side where the shops are. They have that on their agenda for February 8<sup>th</sup> and then this will be on the agenda and they will do both at the same time. This should be in full swing with what Dino told us at the Zoning Hearing Board last week when he said he wants to open between February 15<sup>th</sup> and March 1<sup>st</sup>.

Rick Cutia: Being that this is an overflow for *Dino's Sport Lounge* business, is there some signage that directs walkers to that location?

John Wagner: I did not complete that entirely, I did tell the manager at *Gander Mountain* before Christmas that if he had some overflow I myself would not be opposed if they used it.

Rick Cutia: I mean the visitors to that site, to that restaurant, if they find that the parking lot is full is there going to be some signage to tell them that half a block away there is another lot?

John Wagner: Rick, I'm not sure I understand.

Barbara Ciampini: If the lot is full where *Dino's Sport Lounge* is will there be something in the *Dino's Sport Lounge* parking lot telling them where to park?

John Wagner: I didn't think of that until now, that probably should be identified. We will jump on that. Yes.

Barbara Ciampini: You might want to put something in *Gander Mountain's* lot also.

John Wagner: Yes.

Barbara Ciampini: That's all I have, everything else is in line.

Rick Cutia: Any other questions or concerns by the Planning Commission? If not we need a motion to recommend to Mayor and Council approval of this site plan.

Karen Stepanovich: I make a motion to recommend to City Council approval of this site plan.

Jeff Anzovino: I second the motion.

Karen Stepanovich: I make a motion to adjourn.

Meeting adjourned at 7:30



