

PLANNING COMMISSION
JUNE 28TH, 2010 7:00 PM

PRESENT:

KAREN STEPANOVICH, SECRETARY
ANITA SIMPSON
JOHN MUNSCH
LARRY MORRIS
DAVE KAHLEY

ABSENT:

GEORGE SMITH
JEFF ANZOVINO
TIM MARUCA, VICE CHAIRMAN
RICK CUTIA, CHAIRMAN

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

NEW BUSINESS:

- 1.) SITE PLAN-MARVIN SHEFFLER, 449 COLLEGE AVE.-PARKING LOT EXPANSION AND REALTED ISSUES.
- 2.) SITE PLAN-JOHN FELICE-22 W. PITTSBURGH ST. FOR A PARKING LOT DEVELOPMENT

Karen Stepanovich, Acting Chairperson, Vice Chair: I'd like to call to order the June 28th, 2010 meeting of the Planning Commission. Everybody should have had a chance to review the minutes of the May 18th, 2010 meeting. If so are there any changes or corrections to those meeting, and if not can we have a motion to accept the minutes.

Larry Morris: I make a motion to accept the minutes.

Anita Simpson: I second the motion.

All were in favor.

OLD BUSINESS:

SITE PLAN-SETON HILL UNIVERSITY-PARKING LOT

Karen Stepanovich: We are going to continue this site plan until the next meeting.
Do we need a motion on that?

Lou DeRose: We really don't because we didn't take it off the table.

Karen Stepanovich: Okay so the old business is tabled until next month.

Item #1 Site Plan-Marvin Sheffler-449 College Avenue for a parking lot expansion and realted issues

Greg Elliott: I am with the EADS Group. I am representing Mr. Marvin Sheffler who is the owner of an apartment building located at 449 College Avenue. Mr. Sheffler received a zoning violation notice from the Greensburg Planning Department and a requirement to submit a site plan showing improvements in order to meet the ordinance. Specifically the zoning violation was a portion of this parking lot was gravel and not paved, which is not permitted of course with the Greensburg ordinance. The portion of the parking lot that was gravel was an existing concrete block garage that had been used for tenant parking. Mr. Sheffler recently demolished that structure and what was left behind was a gravel parking area. We prepared a site plan and I believe you all have a copy of it. It shows a parking layout and paved parking in the area where the gravel parking lot and where the former parking garage used to stand. I don't know if you can all see this, (he is pointing to a display) the previous parking garage was used for tenant parking was located in this area here. And that is the area that currently is still a parking gravel area. In addition we've made some other improvements to the parking lot in order to reduce the opening from the parking lot driveway to the parking lot which is located right here off of Brushton Avenue. And specifically the improvements are a concrete curb island that will be used for planting and also we're proposing as a vegetated buffer. The planting of five (5) pear trees located right here; which is just below where the concrete block garage used to stand.

Barbara Ciampini: And you moved the dumpster....

Greg Elliott: I'm sorry, we also moved the dumpster which is currently located approximately right here. Right when you pull into the parking lot you can see the dumpster and it does not currently have a screened fence or any type of screening. What we're doing is moving the dumpster to the rear of the parking lot in this turn around right here (he is pointing to the display) and we have a PBC screen fence around two (2) sides of it. The reason we don't have it around what would be the west side, the upper side here is because we need room for the last two (2) parking stalls: number 20 and number 28 to back up into. Additionally there is a fence just above that area that screens the view from the adjacent property to that area.

Lou DeRose: Which side of the fence is it going to be on?

Greg Elliott: The fence is on the lower side, it would be the east side and the rear which would be the north side. It's approximately six (6) feet by eight (8) foot dumpster.

Lou DeRose: Is that a front load?

Greg Elliott: Yes.

Lou DeRose: How does the truck get in there?

Greg Elliott: The truck will come in and the truck will have to back out.

Lou DeRose: It's a straight shot?

Greg Elliott: Yes and there is a minimum of twenty-two (22) feet for an access or driveway.

Lou DeRose: Did anybody call Waste Management and run it by them?

Greg Elliott: We have not.

Barbara Ciampini: We have received complaints from the neighborhood about the current location of the dumpster. The location on the property is really the backyard; but it's the front yard of the homes across the street on Brushton. So they see this backside of it and the current location has a negative impact on the street.

Greg Elliott: Where the dumpster is located now is obviously very convenient for the pickup and if we made a call to Waste Management I'm not sure what kind of response we would get. Obviously we're not improving their access because we're moving it to the rear of the parking lot. They're going to have to travel further to get it.

Karen Stepanovich: Are there other problems with the parking lot Barb?

Barbara Ciampini: No not with this current delineation. I believe you're going to manage to remove the divots and other pot holes with the regrading of the lot and everything else you are planning to do.

Greg Elliott: Yes, as part of the improvements-- the conditions of the current paved areas are very poor. There is a lot of alligator cracking in it and as part of these improvements we're going to do full depth bituminous paving of the entire parking lot; and new restriping of the parking stalls.

Dave Kahley: It should be more efficient with the overall striping, than the way it is now without the stalls. People tend to park erratically without painted lines.

Greg Elliott: Yes, I agree.

Dave Kahley: I would be concerned about the types of landscaping you are placing at the new landscape area. My concern is the driver exiting. He or she may have difficulties seeing around their car already. If they're going right it's sometimes hard to see. Could you limit the amount of vegetation right there in the corner just so it doesn't block the drivers view?

Greg Elliott: The corner of the island?

Dave Kahley: The corner of the island where it says 3R.

Barbara Ciampini: The triangle area.

Greg Elliott: Oh, okay..

Dave Kahley: Yes, if you just plant low material there.

Greg Elliott: Sure.

Dave Kahley: Keep it back away from the road, low lying planting would be better. Have you ever noticed that sometimes people who live on a corner lot will plant shrubs or something and when you try to make a turn that bush or tree is blocking your view? You have the same circumstances here.

Karen Stepanovich: You don't know what kind of ornamental grasses?

Greg Elliott: No, we didn't specify that. It's where that three (3) foot radius, from that point to where we're showing the ornamental grasses is approximately fifteen (15) or sixteen (16) feet and the planting in that area will have miscellaneous perennials that will be one (1) to two (2) feet high.

Karen Stepanovich: So everything else will be grasses?

Greg Elliott: Right.

Dave Kahley: This is just a suggestion.

Greg Elliott: Sure. I did take that somewhat into account because to try to make a right turn it is a little bit difficult and I didn't want anything high there to block the view.

Dave Kahley: I see that there is no sidewalk but then again when driving the street I didn't see a lot of pedestrian traffic on this street.

Greg Elliott: I've been here a couple of times and I can't say I've really seen a lot of people walking up and down Brushton.

Dave Kahley: There is no playground around.

Karen Stepanovich: Yes, there is a playground; its access is from a different way. But it's right across the street.

Barbara Ciampini: There are no sidewalks across the street either. People do walk along the street here though, but if there aren't sidewalks to connect to ?

Karen Stepanovich: No, there isn't. Not in the next block either.

Greg Elliott: We submitted plans to the Conservation District and the City Engineer and also to the Greater Greensburg Sewage Authority. We did get comments back from the City Engineer and they approve our stormwater calculations and also from the Greater Greensburg Sewage Authority. They did a dye test of the two area drains that are located here and here (he is pointing to the display) and also they dye tested floor drains that are at the bottom of these three stairs that led down into the entrance doors, basement apartment units and the two drainage inlets are tied into the storm sewage system. However, I'm calling it three (3) but I'm not quite sure of the number. There are three (3) areas. There may be more than three (3) floor drains though. They are still tied into the sanitary system so we have to correct that. What I am asking for today is approval of our site plan contingent upon satisfying the Greater Greensburg Sewage Authority to meet their requirements.

Barbara Ciampini: That's fine. We won't issue a permit without approval from GGSA.

Lou DeRose: One other thing, all my data you submitted shows Marvin Sheffler as the owner but this plan shows a corporate name. So if we approve this we're going to approve the real owner of the property, okay?

Greg Elliott: Right. I believe he is the sole owner.

Lou DeRose: But the corporation has the title whether he's the sole owner or not.

Greg Elliott: That's correct.

Barbara Ciampini: Just one other thing, the plans that you all were sent has parking spaces numbered 1 through 7 to the west of the building, further up Brushton towards O'Hara. After further review, our staff review, we determined that those spaces would cause a direct conflict at the intersection of Brushton and O'Hara. Greg spoke to Mr. Sheffler and he agreed. So those spaces are gone on the new plan that you received tonight.

Karen Stepanovich: Any other comments or questions? We need a motion.

Dave Kahley: I make a motion to recommend to City Council approval of this site plan contingent upon further review of the Sewage Authority.

Barbara Ciampini: You haven't received word back yet from the Conservation District?

Greg Elliott: No I haven't.

Barbara Ciampini: I'm really not concerned with that because this plan was before us in 2005 and it was approved for the storm water management then. There is no change in the storm water pre or post development. But we need the formal review from the Conservation District.

Dave Kahley: So the motion is to approve subject property contingent upon the Greater Greensburg Sewage Authority and the Westmoreland Conservation District.

Karen Stepanovich: Yes, can I have a second on that?

John Munsch: I second the motion.

All were in favor.

Item #2-Site Plan-John Felice-22 W. Pittsburgh Street-for a parking lot development

Jay Johnston: We are from Canzian/Johnston & Associates from New Kensington Pa. and with me tonight I have Tony Canzian and he's also from my office. We are representing John Felice. The project is located at the corner of W. Pittsburgh Street and Pennsylvania Avenue right across the street from the courthouse. The piece of property that we are mostly looking at is the piece that was formally occupied by *Bugzy's Bagels*, a building which was kind of an annex to the Cope building. What we have now is that John has completely remodeled the Cope building and turned it into housing on the upper levels. The ground level is still commercial on the Pennsylvania Avenue side. What we've done with the lot where the *Bugzy's Bagels* was, we created an extension to an existing parking lot that existed right along the alley way and we picked up an additional six (6) parking spaces where *Bugzy's Bagels* was and gained a grade level entrance for the upper levels of the apartments. I think you have before you the plan that was submitted and basically as I said we picked up six (6) parking spaces. We have a three (3) foot planting buffer that is along a wall that was constructed along Pittsburgh Street to make this level entrance and we have a set of stairs that come up off of Pittsburgh Street into the parking lot and that is basically it. We met with Mark Gera from Gibson Thomas Engineering before we began anything over there and discussed the stormwater and the site was 100% impervious previously and it's 100% impervious now. We did what we could with the stormwater which is basically underneath the curbs instead of onto the sidewalks. We have our letters from Westmoreland Conservation District that address both the stormwater and also the NPDES controls and we have the letter from Gibson Thomas Engineering and we also have a letter from the sanitary authority that basically states that the capacity is there but Mr. Felice is going to have to apply for his sewage taps.

Karen Stepanovich: Does anybody have any comments or questions?

Barbara Ciampini: Dave Kahley just asked me to explain what we are actually approving. Mr. Felice was also issued a zoning violation because he did not come before the Planning Commission for review for this parking lot and he started his second phase without a permit. Most of it is completed. I would say 90 % of it. We stopped work on the brick wall and the wrought iron fencing and the landscaping that has to be added. There is a separate plan for the landscaping that Jessie Salensky prepared. The Historic and Architectural Review Board did give a recommendation for approval on Tuesday June 22nd, 2010 for the changes to the materials of the wall and to the landscaping related to this project. Both your recommendation and theirs' will be on the 12th of July City Council meeting. That is why we are here today. Jay is correct there are no issues with stormwater because there was an existing building there before and the same contingency would apply in regards to the GGSA. Taps would have to be issued for the new residential units.

Karen Stepanovich: So we are just doing the parking lot not the building?

Barbara Ciampini: That is correct.

Lou DeRose: Like Barb said, At the HARB we did what you see on the plan the stone wall is now a brick wall with the trees and changed that from one thing to another. It's very important that you recognize that the brick was imported from somewhere. As John has told the story over and over the location gets further and further away.

Barbara Ciampini: I think he found it in China by now.

Lou DeRose: It doesn't match your building but it matches some of the other buildings around town.

John Felice: I did get special brick to match the building.

Jay Johnston: This whole project has been interesting to us.

Barbara Ciampini: So that is where we are with this project. We are just trying to clean up a situation. When it's completed it will be a very nice addition to Greensburg's Historic District.

John Felice: You're all invited to the open house.

Karen Stepanovich: Any questions or comments? If not I need a motion.

Anita Simpson: Can you tell us again what we are voting on?

Barbara Ciampini: We are recommending to City Council a parking lot/ land development approval for this project.

Larry Morris: I make a motion to recommend to City Council approval of this parking lot as submitted.

Anita Simpson: I second the motion.

All were in favor.

Karen Stepanovich: I need a motion to adjourn.

Larry Morris: I make a motion to adjourn.

Meeting adjourned at 8:00 PM