

HARB BOARD MEETING
JUNE 22ND, 2010 4:30 PM

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
NANCY STEWART
AUTUMN DELELLIS
BARBARA CIAMPINI
PETE CICCAGLIONE
BARBARA JONES

ALSO PRESENT: LOU DEROSE, SOLICITOR

Steve Gifford: We need to approve the May 18th, 2010 minutes. Does anyone have any comments or corrections? If not can I have a motion to approve the minutes?

Lee Calisti: I make a motion to approve the minutes.

Autumn DeLellis: I second the motion.

All were in favor.

Steve Gifford: We have a full agenda tonight and if anybody wants an agenda they are on the table up front. If anyone is new here tonight that has never been to a HARB meeting I will go through the process real quickly. What we do is introduce the property and at that time you can come up to the podium and speak into the microphone, introduce yourself, first name and last name and property address. Most of the properties we have the images and are able to project onto the screen. If you have someone coming up with you to speak there is a microphone there on the table and that way we can get it captured on tape. All public meetings are recorded for historical purposes.

OLD BUSINESS:

**Item #1 305 W. Pittsburgh Street-Owner- Matthew Anderson-
Applicant-Roger Dolanch/ *Century 21 Frontier-Project-Signage***

Steve Gifford: I don't see anybody here so I am making the assumption Barb that they are being tabled again?

Barbara Ciampini: That's correct.

Steve Gifford: Can I have a motion to table their business sign project until further information is turned into the City?

Barbara Ciampini: I make that motion

Pete Ciccaglione: I second the motion.

All were in favor.

NEW BUSINESS:

1. 22 W. Pittsburgh St. - Property Owner-John Felice-Applicant-John Felice
Project-request to revise an approved project from 11/2008.
2. 118 N. Pennsylvania Ave-Property Owner-John Rullo-Applicant-Jim and
Melissa O'Brien/*The Chocolate Shoppe*-Project-signage
3. 16 W. Second Street-Property Owner-F&A Homes LLC-Applicant-Rodney
Hoskins/*The 2 of Us Massage*-Project-Signage
4. 10 N. Maple Avenue-Property Owner-Sandra Donatelli-Applicant-Sandra
Donatelli/*Sandra Lynn's Dance* –Project-Signage/façade
5. 222 N. Main Street-Property Owner-Congregation Emanu El-Israel-Applicant-
Congregation Emanu El-Israel-Project-Signage
6. 100 S. Pennsylvania Ave.-Property Owner-City of Greensburg-Applicant-Judy
Mizikar/*Just Miniature Scales*-Project-Signage
7. 114 E. Otterman St.-Property Owner-Casey Leonard-Applicant-Casey
Leonard/*Pennsylvania Combat Sports*-Project-Signage/façade
8. 7 West Otterman St.-Property Owner-Westmoreland Cultural Trust-Applicant-
Pete Colosimo/*The Side Bar*-Project-Signage
9. 125 East Otterman St.-Property Owner-PJ Kelly-Applicant-PJ Kelly-Project-
Signage/façade

Item #1 22 W. Pittsburgh Street-Property Owner-John Felice-Applicant-John Felice-Project-Request to revise an approved project from 11/2008

Steve Gifford: Since this is an introduction of a project that has already been discussed and approved we will give a little history for everyone in the room. The picture that you see up on the screen is of two (2) properties. The first property is what we refer to as the former *Bugzy's Bagels* and that has been approved for demolition based on an application in November of 2008. Mr. Felice has been renovating the corner building and is nearing the completion of his project. Part of the approvals was the color palette for the exterior trim work, roof line, window replacement, store front and also looking at the landscaping and the parking lot area which we can see up there (he is pointing to the screen) where the trees and the fencing are located. What we have tonight before us is a change. Mr. Felice is submitting a plan B for the renovation of the parking lot for the board to consider, which is the retaining wall, fence and any other improvements.

John Felice: Thanks Steve. I am John Felice the owner of the property known as the Cope Building and everyone on the board knows that this has been quite a project that started in 2008. I purchased the property in 2007. It has undergone major rehabilitation major restorations and the issue as I understand it tonight is the wall. You'll notice that the retaining wall there is now in brick where previously we had talked about stone. Well, we couldn't get the stone to match it the right way and it was very heavy for the size of the retaining wall and as a result of that we went with brick and I went out of state to get brick that would match the 1850's brick that was on the building. I looked at some places in Virginia and Philadelphia in the historic districts and I saw that there was continuity with the wall attached to historic buildings and the continuity was with brick not stone. My architect and I decided that it would be a more favorable treatment of that wall and give it more significance and add integrity to the property. That is what the stone looks like (he is pointing to the screen) and if you look at that brick and look at the brick that is on the building it's very difficult to distinguish between the two of them so I went to great pain to make sure that the brick was consistent with the brick on the building to further enhance the architectural beauty of the building. Now the line, the retaining wall stopped at the new lot where the *Bugzy's Bagel* building was-- again to make it look more aesthetically pleasing because I didn't like the idea of the wall stopping at that point I wanted it to go on to the old property which was not a part of this project. It is part of an old parking lot. We agreed that we would extend the wall out to here where this alley way is (he is pointing to the screen). The next issue became the trees and my initial concern with the trees being on the property and I was pretty vocal about it I think, but nevertheless I understand what has to be done. I want something that looks good and is aesthetically pleasing, but I was worried about ingress and egress off of a very tight parking lot to begin with. I had assurances that by putting a tree bed instead of the planters behind that wall that it would not affect egress and ingress and create a liability for people pulling in and out of that parking lot. That lot is to be devoted mostly to students from Seton Hill University and in discussions with Barb Ciampini, who has been very helpful throughout this entire project primarily with putting up with me and that's a

load and a half , but nevertheless we're almost home. So instead of the trees there will be a tree bed behind there and again so that I do the right thing for this property, honestly it's been a labor of love. I've admired this corner building, in fact my physician when I was a kid was in that building and when I walked in there for the first time, I remember because I had broken my arm and he set it in that office and I when I went into that back part of the building that office still looked the same from when I was 12 or 13 years old. It has some significance to me. I didn't realize that it was in so much disrepair and once you get into an historic renovation project you encounter things that you would never dreamed were possible. It's been a long process to get this building to where I want it and as Barbara knows, just like me; we are very meticulous about what we do. So again, with the trees what is the most favorable treatment, what would work so I went out and hired myself a horticulturist and Jessie will take over from here to explain what we intend to do with the landscaping behind the retaining wall and the iron railing there and what we will do on the front part of the wall on the old part of the property which was the old parking lot. Jessie Salinsky is a certified horticulturist and a certified arborist and is pretty well known particular throughout the state of Pennsylvania. He has credentials this long and I am giving him my trust when he tells me the right thing to do. This is why I invited him because he's now been retained by me to tell me what is going to work best here and what is going to be the most aesthetically pleasing from a standpoint of this building. Because I am certainly all involved in aesthetics and that's what I'm about throughout this whole project. Jessie, you can take over and explain to them some of your recommendations. I cannot pronounce these plants and trees.

Jessie Salensky: For those of you who don't know me I am an internationally society board certified arborist and I am a certified horticulturist in the state of Pennsylvania. I sit on the board the Vandergrift improvement program for the restoration of the integrity and the revitalization of the town. Mr. Felice found me and asked me to come on board as a consultant for this project. I took a look at the site and took a look at the e-mail from Ms. Ciampini and I made an assessment based on those two (2) items. What I've come up with is this, the trees are nice but in reality trees in planters do not do well. I don't want to tell you your business but I would encourage to cultivate an urban forest and I had recommended to Mr. Felice to actually put the trees into the ground which I think was also a recommendation from you all, too. There was also a call for some perennials and shrubbery growth so I had recommended some simple drought tolerant plants that do well in the area. The minimum requirement of these trees that we went with are *Carpinus Betulus* which is the European horn bean compact tree not a wide canopy that will grow into the utility lines or out into walking paths. I said you're going to need a 36 inch bed behind that wall and that is what I've drawn up for him.

Steve Gifford: So in your opinion there is enough space there for that?

Jessie Salensky: For the trees to go into the lot? Yes and I should also state that I am kind of a stormwater fanatic. I like to see how municipalities look at stormwater and I've taken this project a step further but this, with the curb cuts will allow stormwater run off to run into the bed to infiltrate into the sub-grade. Above and beyond that the planters that he has drawn, the rear elevation of the building those are fine because those are just

ornamental. It will break up some of the heavy and hard vertical line for the rear entrance of the building. Those can stay. I don't have an issue with those. I did have an issue with the large planter box that were recommended to go in front of the wall, with the amount of grade I thought it would look ridiculous as you see the grade falls away or down West Pittsburgh St the wrong direction. What I recommended is and I think, I don't want to put words in your mouth but the goal was to soften the hardscape is that correct with the planters in the front? So what I recommended is on the wrought iron fence to go with a hanging wrought iron planter with a copper insert and then plant it with whatever he decides to use in there. It will add color and break up some of those hard lines and it matches the time period of the fencing.

Steve Gifford: With the pointer, can you show us on the screen where they are going?

Jessie Salensky: On the front the face of the fence and on the side and the sidewalk of the street--not in the parking lot. There will be four (4) in those locations. You have the undergrowth perennials and the *Carpinus* in the parking lot behind it. I didn't carry it the whole way down. Those are my recommendations based on the knowledge I have. Any further questions?

Barbara Jones: How many trees are we talking about? Four (4)?

Jessie Salensky: Four (4) trees. I expect a 2 ½ inch caliper as well. It has substantial canopy it's a decent size tree.

Barbara Ciampini: Do you have documentation with you Jessie that supports your suggestions to Mr. Felice?

Jessie Salensky: Yes, absolutely.

Steve Gifford: Just scan it and send it over to Barb and she can get it out to the board members. Just a comment from my perspective I think that the proposed change the red brick and extending the fence up to the alley way and planting the trees in the ground are acceptable from the original proposal. In my opinion I think it's a good thing. The planter boxes hanging on the fence are a nice addition and the challenge there will be making sure they are maintained; water them so the flowers don't get dried out—this would be the responsibility of the property owner, you, Mr. Felice. Even that I don't think is a problem. Any thoughts or questions from the members of the board?

Lee Calisti: I like your ideas, Jessie.

Jessie Salensky: Thank you.

Barbara Jones: I also like your ideas. I like the continuity of the brick and I think I do like it better than the stone. I like the wrought iron fence. Originally the trees were planted in the ground and then they got taken out and into planters and I think that is a

perfect answer to that situation. And this bed will insure they will live for a good long time. It will look really great.

Jessie Salensky: The wonders of trees just speak to us. We worry about the aesthetics but pretty soon we are going to be carbon rating and the amount of impact the municipality puts on the rest of the world. Trees are amazing in the amount of carbon they dispose and as far as storm water; if you put them in the ground and that is my advice it will start cultivating an urban forest. I was a landscape designer and still do some a little since 1999 and it's difficult to match, whenever you're trying to match anything existing there it can be an issue. Sometimes you have to go with the best possible solution.

Steve Gifford: Thank you for your input and your time. I don't think there are any more comments or questions.

Barbara Ciampini: I just want to make one comment for the record. The normal procedure for changing materials on an approved plan is to come before the board and make that request prior to making the change. This comment is not directed to you Jessie, it's directed to Mr. Felice. I believe you now know to come and ask the opinion of the board or at least get our input in regards to changing materials. I just want that to be part of the record. This is a very nice solution and the project will continue forward in a positive movement.

Steve Gifford: Can I have a motion to recommend to City Council the approval the parking lot, landscaping, retaining wall changes for the property?

Pete Ciccaglione: I make that motion.

Nancy Stewart: I second the motion.

All approved.

Steve Gifford: Project approved as presented.

Item #2 118 N. Pennsylvania Avenue-Property Owner-John Rullo-Applicant-Jim and Melissa O'Brien-Project-Signage

Jim O'Brien: We are the owners of *The Chocolate Shoppe* and we are looking at putting a projecting sign up and a sandwich board as well.

Steve Gifford: Everyone is familiar with the front of their property we helped with the renovations several years ago with the property owner.

Jim O'Brien: The projecting sign as you see there (he is pointing to the screen) is a black metal frame with the oval which we use throughout our logo and with the brown and green colors. It will be, from what I hear the other tenants are looking at putting projecting signs up also, so we just have to debate if it will be in the front of our space or just beyond it; between us and the spray tanning salon or between us and the tattoo shop. It will be one of the two locations. The sandwich board is a thought because we're just trying to get something out there. One of our biggest challenges is like today-- getting people from the courthouse to come in when they have no clue we are there. People don't know that our part of Pennsylvania Ave. exists. It's been a real challenge for people to know that we're on that part of North Pennsylvania Ave. People just know South Pennsylvania Ave. that goes towards the Library and we're missed. When there are shows at *The Palace Theatre* everybody walks straight up and have no clue we're up there. We're just trying to get the projecting sign hooked up and located where people can see it. John Rullo, the building owner trimmed the trees a few weeks back and they don't look that great but it really opened up the front of our location so everyone can see it.

Nancy Stewart: I've seen that sandwich board at the corner. Will this one be on the corner also or just out in front of your building?

Jim O'Brien: I don't know. That is one of the things we don't know because at one point we were told that we couldn't and then with John owning the building, I don't know.

Barbara Ciampini: For the record, the City Codes prohibit this type of sign. We are working on something to permit sandwich board signs throughout the City. It does create some sort of good ambiance, but Mayor and Council have to review an amendment to the City Code. It's really their decision.

Steve Gifford: It adds character to our downtown.

Nancy Stewart: At *Just Miniature Scales* that kind of drop slate of shops that are in there and it would be nice if there was something in there that goes that way.

Jim O'Brien: I asked about that and John has given us the okay and I was told since John's business does not physically attach to ours he's not permitted to put a sign on his building for the four (4) shops.

Barbara Ciampini: There are existing codes. Jim, we are also looking at updating our direction signage system and maybe this is an opportunity. If there is a directional sign in there to direct people to let them know there is a shopping area to the north on PA Avenue

Jim O'Brien: I asked John about on the side of the Rialto there is a slab of concrete that wouldn't be a problem but he said he can't do it. He has no problem with it.

Barbara Ciampini: That's right, he isn't permitted. The Code does not permit "off premise" signage. You have to think globally on these issues, if anyone wanted to do that it would create a problem in the umbrella effect it would have on our City. We are looking at the sandwich board sign, an amendment to the existing code. I just caution you at this point and I caution the board that whatever we think we want to do today we can't do until we speak to City Council about amending the City Code. We have to make our recommendations contingent upon City Council actually approving the amendment. If they don't then the sandwich board sign notions cannot move forward.

Steve Gifford: What we can do today is recommend approval of the design for the projecting sign with the understanding that at some point in the future Mayor and Council may actually act on an official ordinance to permit them and then at that point an application can be made to the City and the sign can be manufactured and then installed.

Jim O'Brien: Okay.

Barbara Ciampini: I would just caution you that if you place the sandwich board down in the corner—to make sure that it is not in the handicap crossing area.

Jim O'Brien: No, when we put it out, it's not anywhere near the ramp.

Barbara Ciampini: For the record, please be advised that there is an advocacy group that goes around to the communities and inspects for handicapped accessibility. Even if you set the sign back to the building, it can't block the throughway of a sidewalk.

Nancy Stewart: I like your sign.

Steve Gifford: So I think we have an agreement and so can we have a motion to approve the design of the sign with the understanding that at some point in the future Mayor and Council may take action permitting them to be placed in our community.

Lee Calisti: I make that motion.

Barbara Ciampini: I second the motion.

Steve Gifford: The design of the sign has been approved. We will keep you posted of the progress so you can move forward.

Barbara Ciampini: You can do the projecting sign any time after July 12th. This goes on City Council's agenda; we're just a recommending body.

All were in favor.

**Item #3 16 West Second St.-Property Owner-F&A Homes
LLC-Applicant-Rodney Hoskins-*The 2 of Us Massage-Project-
Signage***

Rodney Hoskins: This is my wife Sandy. My name is on this application but it's both of us. We're asking for permission for that sign right there (he is pointing to the screen).

Steve Gifford: I think the application is pretty clear.

Rodney Hoskins: We had no idea we needed a permit for decaling. We also want a sandwich board on the sidewalk.

Steve Gifford: The sandwich board will be addressed in the future as we stated with *The Chocolate Shoppe*. Any comments or questions about the sign that is proposed? Can I have a motion to approve the sign?

Barbara Ciampini: I make that motion.

Nancy Stewart: I second the motion.

All were in favor.

Steve Gifford: We will keep you posted about the sandwich board and at that point you can come back and we can discuss your design.

Sandy Hoskins: Our shop was broken into on Memorial Day and we're getting a new door. The door will be custom made and it will be here in the next month. Do we need to get approval for paint color or anything like that? I just thought about it.

Barbara Ciampini: It's down the steps right?

Sandy Hoskins: Yes.

Lee Calisti: What do you have in mind?

Sandy Hoskins: I have no idea. I just thought about it and thought am I going to have to come back here to get paint approved. If I say the same color of green that is on our sign would that be okay?

Barbara Jones: I was going to suggest that.

Sandy Hoskins: Can I have that on record?

Barbara Ciampini: It's being recorded.

Steve Gifford: Just make sure that you get your sign permit and all other permits that are required by the City of Greensburg.

Sandy Hoskins: Okay.

Item #4 10 N. Maple Avenue-Property Owner-Sandra Lynn's Dance-Applicant-Sandra Donatelli-Project-Signage/façade

Sandra Donatelli: I own *Sandra Lynn's Dance*. We had purchased a building after thirty something years, finally. It's 10 N. Maple Avenue.

Steve Gifford: We're excited that it's in the City of Greensburg.

Sandra Donatelli: Yes, and I am very excited and nervous about it because I don't know one thing that I am doing. Are we going to talk first Steve about the façade or the sign first?

Steve Gifford: Yes.

Sandra Donatelli: This is the front that we're planning on doing. (she is pointing to the screen) in the front there will be banners and there are four (4) banners and the sign. We're trying to keep the same look of the building. We just want to upgrade it a little bit with color and kind of fix it up. To me it is a little dull. I really wanted to strip the brick but there is so much inside to do. I think the brick is going to stay the same and it has a lot of grooves in it and I think it can stay really nice. My son in law does the architectural part of this and I thought he really did a nice job. I like the windows. I am kind of a 30's and 40's person and this reminds me of that time period and I really like it and I like what he has done there. We're going to go with the blue and kind of carry that through to the sign a little bit and into the structure of the building inside.

Steve Gifford: So the windows being replaced are at street level and also second floor?

Sandra Donatelli: Yes, we will have all new windows in the whole building and that will be coming in my next phase.

Steve Gifford: I think your application said the doors will be replaced also?

Sandra Donatelli: Yes. They're pretty bad. The whole building has a lot of work to do. Just look at the electrical then you will know what it's like. I don't understand the rest of this stuff. Steve, maybe you do. I'm not an architect.

Steve Gifford: The way that your son-in-law developed the plan is that the first image that we looked at was the face of the building with the window replacements and the new flashing at the top of the roof line. The right of it was the perspective views and you can see the long narrow band there, the placement of the banners how it would be seen from the intersection of Otterman St. and Pittsburgh St. across the building and then there is also, it didn't show up very well, but in your hand out it has a location of the projecting sign which I believe you have some handouts for us?

Sandra Donatelli: Yes, Buddy here is taking care of the sign for me and he can take over with this part of it.

Buddy Swisshelm: I am with *Sign Tronics*. I do have some handouts this close up view and this is a longer view (he is pointing to the screen) of the sign. What we are proposing is that the top sign is opaque it will not allow light out of the black part we thought that would be a nice look to it. We also wanted to give it a nice unique shape to it. It will be an internally lighted sign but again being opaque so the light will only come out of the lettering. The bottom part of the sign is a static message sign. There is no flashing or no movement of any kind. It's called a "snap and erase" method which essentially the message will appear for the length of time the board decides. Common in this area is five (5) seconds; it can be five (5) to eight (8) seconds is also another range. But there is no movement between the messages. Sandy is not interested in a flashing sign or anything like that. It's simply going to be a way for her to describe the events and the different offers she's going to have for dance. The top part of this is 4X4 and the bottom part is roughly 3X4.

Steve Gifford: Just a comment, we really look at internally illuminated signs because they aren't a style that we see as a good match for our downtown, however this is a different and unique style in many ways and it's also consistent with some of the previous signs we have approved; one being *Westmoreland Supply's* projecting sign, which is internally illuminated. But if this sign is as you described it with the light only coming in through the letters not the whole panel then from my perspective it's a good design and a good proposal for this building. The bottom message board is very unique and I don't think we have anything like that in the City of Greensburg. It's better than an LED reader. I think that is a nice addition. Probably I would say from my perspective that you can have the message changed like maybe every ten (10) or fifteen (15) seconds that might be less strophic.

Buddy Swisshelm: Even if it changes fifteen (15) or whatever there is no movement at all between the changes, as I stated the method is called 'snap and erase'. Where you see black no light will come out of that sign. At night you will just have an appearance of just the letters there because it will have black sides and a black frame. It will kind of make it disappear that way and the letters will look like they are out in the air.

Steve Gifford: Does anybody else have any questions or concerns about the business sign before we talk about the banners?

Buddy Swisshelm: Steve, did you say fifteen (15) seconds?

Steve Gifford: Just a thought from my perspective, yes. The board members might have a different view.

Buddy Swisshelm: Fifteen (15) seconds for downtown is pretty common.

Nancy Stewart: How long does the light take when you're sitting there? How long between stop lights?

Buddy Swisshelm: You can program them to do anything. I live in Murrysville and I help write the rules up there and they use five (5) seconds, but of course it's not a downtown area. I think fifteen (15) seconds is great. You have a captured audience and it's very difficult to see that sign at that intersection or coming from the other intersection.

Barbara Jones: I have a couple of questions. Will the letters be the only things illuminated? Or the figures, or the dancers

Buddy Swisshelm: The only way I can do it so that I have an opaque background without washing it out completely is almost like a fade in where you still see her and then it quickly fades to black, no light comes out of where it is black. One of the things that we were just discussing is lighting up her outfit and light it up just a tad so that you can make her out but again I don't want a white outline around it because that will take away from this sign. So it almost sort of fades into black and then there is no light coming out of it. This is the same process for a plumbers equipment place called *Bathroom Showcase* its on Babcock Blvd. It's amazing because it has a water look on the side and you see the water and it kind of fades and it's all opaque. It's a nice process.

Barbara Jones: Just for continuity sake am I'm seeing three different type faces on this sign? I'm I correct?

Buddy Swisshelm: Actually, are you talking about different ones that we presented?

Barbara Jones: I'm looking at the calligraphy, the words "school of dance" and then "the recital". There are three (3) different types, styles or?

Steve Gifford: It looks like the "school of dance" and the title might be the same font?

Sandra Donatelli: The recital on the bottom that is the other sign that will change all the time.

Barbara Jones: Okay, but I'm concerned about consistency and continuity of the type face. Too many type faces on one sign causes confusion. I suggest limiting it limiting it to two (2).

Buddy Swisshelm: This is the original and I think this is what you might be looking for where all the copy was exactly the same. The only reason that I did adjust that was for "school of dance" to be a little more readable.

Barbara Jones: I think that looks nice, but I was just suggesting that the bottom part be the same as "school of dance".

Buddy Swisshelm: You have your choice on the bottom signs and this shows a photo and you have a choice of many fonts in your computer and you can match the fonts up

Sandra Donatelli: Keep the fonts the same on the bottom sign as the top sign, is that what you are saying?

Barbara Jones: Yes, that is my concern. I don't know what anybody else thinks.

Steve Gifford: I have a good understanding of the sign. Do we have any images of the banners by any chance?

Sandra Donatelli: Actually I have someone drawing it up but they didn't have it ready for today and I really wanted it because I was trying to get the look of how they are holding the banners. I thought today that when he was talking to me about what kind of look are you, the board looking for and I said I really don't know. He was at first showing me like a straight pole coming out and the banners coming down and I didn't know if that was what or have something with a little bit of design, I don't want to overdo it want it to be clean.

Steve Gifford: We have a few projecting banners on buildings and it's a simple top and bottom bracket and I would say follow the format. Does everyone on the board agree with that?

Lee Calisti: I would say for this building it's like you said thirties (30) and forties (40), it's very clean. Nothing with scrolls nothing ornamental, stick with this building, this building is all about clean lines. The banners are really going to make this building interesting so I would think there would be a lot of latitude that can make the banner itself really interesting.

Sandra Donatelli: That's what I was thinking because the squared look that I want there, I like things like that, that would be what I want. The banners, as soon as I get that I will come over I guess for another meeting and show you the banners. We're dealing with putting the phone number on one because I don't like to place phone numbers on the windows, I don't like things on my windows, again I want it clean, the banners would represent you tap, jazz etc, the classes that we have. You just want to have things clean and not overly done. That's what I want.

Autumn DeLellis: It seems like on the drawing link the banners come down long.

Sandra Donatelli: They do come down long.

Autumn DeLellis: Don't you think they look like they will block your sign?

Sandra Donatelli: When he drew that I didn't have a chance for him to change it. I don't think you need that long of a banner. The shorter one, I think is better. You don't want to overtake the building.

Lee Calisti: I think that is a function of where you are standing on the sidewalk. If you're standing further away on the edge of the sidewalk, but like Autumn is saying if you're walking down the sidewalk towards the building it probably would block the sign. That could be studied through photographs; which is not hard to study.

Buddy Swisshelm: With the sign going to the left and the banners to the right the only spot that will be blocked I think would be the corner, if you are on her side of the building, that's it.

Sandra Donatelli: When I first saw it I had that same question as you did. To me again, I like the clean looks and I like everything the same so I want the banners to be the same. I'm glad you brought that up.

Barbara Ciampini: I thought it would be cool if you had like a ballet slipper on one banner and jazz /bare foot on another.

Sandra Donatelli: It's hard to put on everything that you do. You can have maybe one thing on the top and one on the bottom, that's what we are trying to figure out.

Barbara Ciampini: You will know how you want it when you see it on the building in design phase.

Sandra Donatelli: If you just put Sandra Lynn's School Dance you don't know what that is. It could be anything, our kids, and our professionals.

Barbara Ciampini: I've been to quite a few of your recitals.

Sandra Donatelli: Have you?

Barbara Ciampini: Yes, my step daughters are Amber and Mallory Hoyle.

Sandra Donatelli: Oh really? Did you like our shows?

Barbara Ciampini: Yes, I did. I've been to a lot of your recitals.

Sandra Donatelli: We try hard. That's what this building is going to represent what we do. I'm excited. You guys will have to help me through this. I'm also not sure what I'm doing.

Steve Gifford: Sandy, what is your time frame for completing the exterior renovations?

Sandra Donatelli: Right now, I am getting my son-in-law on the ball. He's the one who really, the trouble is with his business-- he works for Disney and he always flies out to California. I told him we have to meet this week, so I am meeting with him Wednesday at 9:30PM because that is the only time I can meet with him. I really want to get started

and should I start to get the inside ready to and get that started. I just want to make sure I have everything right and I don't want to start the outside and then say I broke a window or something trying to do the inside. That's what I told Buddy, we can't put the sign up until the windows are in because I don't want to ruin anything.

Steve Gifford: I'm just trying to get a feel for how we can handle the approval. I would like to see the final banner design before we have the board sign off on it. I think looking at the windows the doors and the roof line, what your proposing is acceptable to the board from the comments made. The business sign that you presented is also acceptable by the board as well. The banners are the only issue. So I guess I am looking for an opinion from other members here. I really don't want to do an approval without seeing the banner.

Sandra Donatelli: I don't mind coming back to present the banners. I have two (2) people working on them. I'm trying to get everyone calmed down to get this done and I wanted it done for today but it just wasn't working out. I have to take my time and do it right.

Steve Gifford: I don't want to hold it up the insulation of the store front windows that is something that needed to be done.

Sandra Donatelli: Were going to start in the inside, I'm excited about the bathrooms, I have no idea why. They are really bad.

Barbara Jones: When do you plan on opening?

Sandra Donatelli: Well, my kids wanted it for September, but there is no way. I said as soon as we get to what we can do. Actually one of my fathers is going to be doing the demolition. You want to help everybody out and hopefully other fathers will step up and help, too. I would like spring only because am afraid that I if I had my expectations in the fall and I'm not going to make that so I have to be realistic and say in the spring.

Steve Gifford: Can we have a motion to approve the building renovations as presented, the business sign as presented with the understanding that the banners would be revisited in the future of a HARB board meeting?

Barbara Ciampini: I make that motion.

Lee Calisti: I second the motion.

All were in favor.

Lou DeRose: Before you move on, nothing is ever easy. There was discussion during this presentation about fonts and banner lengths. Even though the banners are coming back they are an integral part of the design of the building so that motion should include those details.

Lee Calisti: Good point.

Barbara Ciampini: I will amend my motion to include Barb's commentary of the fonts matching, that the school of dance font matching the lower "snap and erase" area and that we also look at the situation so that the future proposed banners don't block the sign and is placed at the first banner location.

Lee Calisti: I second the motion.

All were in favor.

Item #5 222 N. Main Street-Property Owner: Congregation Emanu El-Israel-Applicant: Congregation Emanu El-Israel-Project-Signage

Steve Gifford: I'm sorry I don't have any images of your sign. We will have to work off of the handouts.

Robert Gelman: I am a volunteer there as is Marsha Wong. We also brought along our spiritual leader Rabi Sara Perman. What we have in front of the building right now is a sixty (60) year old sign. The sign as you can see shows that its sixty (60) years old and it needs to be replaced. First of all it is parallel to the street so cars coming up and down do not see the names of the facility or any of the things going on. We were fortunate enough that we had a recent will with a small donation and we decided to use it to replace the sign. Marsha will give you the details on what the new sign will look like.

Marsha Wong: As Bob said our sign is sixty (60) years old. The proposal that we have is that our new sign will be made out of granite. Initially though, I should say that our building is a mid century building. It was built out of limestone and the limestone came from China. We thought it would be a great idea to go back to China and get our columns designed by the people that are going to do it, which are Davis Monument Company. They obviously do monument signs and were able to propose this sign for us and the columns will be done in China again. They are squared columns that will be made out of granite and will match the style that we have on our existing porch at this present time. It's a very simple design that you can see. It's actually, the sign is six (6) foot two (2) and the original sign that we have from 1949 is over seven (7) foot tall. This proposal is that the sign will be shown from both the north and south directions.

Steve Gifford: I have a quick question. Your current sign has a message board.

Marsha Wong: The current sign has a message board but we decided not to have a message board with this one. We just want something to let you know it is *Temple of Judaism* something to let you know it's a religion and the address and the name of the place.

Steve Gifford: We are very familiar with letters that are etched into granite. Is there going to be a color inlay to make those stand out?

Marsha Wong: The color is going to be, the outside is gray just like our building is and the actual sign itself is black granite and the inside will be gray as well. The inside of the etching will be gray.

Steve Gifford: The color grey.

Nancy Stewart: That will match the pillars?

Marsha Wong: It will all match. We certainly took that into account.

Steve Gifford: Do you plan on lighting your sign?

Marsha Wong: Not at this time. We just can't afford that.

Steve Gifford: Any other questions?

Robert Gelman: We had considered lighting but when we have a lighting design we will come back.

Steve Gifford: Is it necessary for them to come back?

Barbara Ciampini: If you light it from the bottom then I don't think it's necessary to come back.

Steve Gifford: Just make sure the illumination and wattage is not so bright that it becomes offensive to your neighbor's. You don't need to come back for this.

Barbara Ciampini: I have a question Marsha, the location, are you putting it in the same location?

Marsha Wong: The exact location. We might at some time put some flowers around the base.

Lee Calisti: The drawing that was submitted shows it in a different location. Is it in the same location or is it in the location according to this drawing?

Marsha Wong: It's the location that the sign is now and it faces the front but the one that we are proposing is going to be the same spot but in width it will go back.

Lee Calisti: You're going to turn it 90 degrees?

Marsha Wong: Yes.

Lee Calisti: But it's going to be physically where the sign is now?

Marsha Wong: Yes,

Lee Calisti: That is not consistent with this drawing that was submitted.

Steve Gifford: I think the plan has a setback.

Marsha Wong: Mr. Gelman is not an architect.

Lee Calisti: I just want to understand where it is. We need to understand exactly what the request is. That's all we're looking for.

Steve Gifford: So from your observation which I noted as well, is the place where they want to place it at an appropriate location?

Lee Calisti: I don't have any objection to that, I just want to make sure we understood that. And you're saying it's virtually the same height as to what you have now?

Marsha Wong: It's shorter, a foot shorter.

Lee Calisti: Okay it's a little shorter but it's wider?

Marsha Wong: Yes.

Lee Calisti: I guess what's difficult for me to understand is usually in our application there would have been a photograph or an image where someone would have placed it in there and the questions that we are asking wouldn't have come up.

Marsha Wong: Sure.

Lee Calisti: It's just a simple way for us to do less imagination and, just like our last applicant there was, this is what it's going to look like.

Marsha Wong: I understand.

Lee Calisti: It just makes it easier as the board members to understand what it is you're asking.

Steve Gifford: Any other comments or questions?

Barbara Ciampini: Back to that same location answer...will the first pillar be in the same location and you're going to head towards the west where the second pillar is?

Marsha Wong: Yes.

Steve Gifford: Towards the building?

Marsha Wong: Yes.

Lee Calisti: So it's not any closer to the street?

Marsha Wong: Absolutely not.

Barbara Ciampini: Okay.

Lou DeRose: How far out from the sidewalk, not the public sidewalk, the entrance sidewalk; will the sign be? How far off the entrance sidewalk, looking at this photo>

Barbara Ciampini: Its right here, Lou, I think this photo shows it.

Lee Calisti: It's a reasonable question because basically are you centering, if the sign is in this position now, is the new sign going to be in this position?

Marsha Wong: Yes.

Lee Calisti: So it's no closer to the street?

Marsha Wong: Absolutely not.

Lee Calisti: But its dimension is north and south and basically centered where the current sign is now.

Marsha Wong: That's right.

Barbara Ciampini: You might want to check that, if you're coming down, I don't think it will be a problem seeing your sign north but the Cathedral building structure may block a portion of it depending on where you place it. I can't see it from this angle

Marsha Wong: You're saying present it more towards the sidewalk?

Barbara Ciampini: No, maybe it's just an optical illusion for me on this photo.

Robert Gelman: The problem that we have is the shrubs on the Cathedral property we can't put it too far back.

Barbara Ciampini: You're right.

Robert Gelman: Okay.

Barbara Ciampini: The traffic travel's slow enough down the street.

Barbara Jones: There is no regulation on how far it has to be from the pedestrian sidewalk?

Lee Calisti: No, but the question that comes up.

Barbara Ciampini: As long as it's on their property and not on the Penn DOT right-of-way.

Lee Calisti: If you intend to light this in the future and you're really close to the sidewalk then you're not going to be able to do that. There may not be room for a light.

It's something to consider where that will go, not necessarily for now but in the future if you do add lights and any kind of landscaping around it.

Marsha Wong: Okay.

Autumn DeLellis: You can't put it on the other side of your sidewalk because then people walking through there will be walking through the lights.

Lee Calisti: Little things, like if you ever replace the sidewalk and it's too close to the sign it's at risk.

Marsha Wong: Our intent is to replace the sidewalk.

Robert Gelman: One of the issues we have right now is that we want to proceed and replace the sidewalk this summer. We're not going to do it until the new sign is in place because we don't want the truck bringing in the sign to drive over the new sidewalk.

Lee Calisti: Alright.

Barbara Ciampini: Maybe Marsha you can provide us with some sort of photograph with the sign image on there and I can share it with the board.

Steve Gifford: So we're good with the design.

Lee Calisti: I didn't hear any objection to the sign it's just that were confused to know exactly where it is and how it's going to look.

Marsha Wong: I did ask Davis Monuments because we considered that but they don't have a program to do that and just to hire an architect and we thought Mr. Gelman would be able to do that. We tried the best we could. Maybe I can take a picture?

Robert Gelman: You're basically looking for a photoshop image?

Barbara Ciampini: Yes.

Lee Calisti: That method is very good because it answers the most questions. In a single image it answers the most questions.

Robert Gelman: We've made an effort to put as much of our dollars into the sign and not into preparation.

Lee Calisti: Everybody has that problem.

Barbara Ciampini: We just want to make sure your sign is in the proper location.

Marsha Wong: It is. It will be in the same area as the other sign is.

Steve Gifford: Just so we can keep moving along with the agenda. Nancy do you want to say something?

Nancy Stewart: I think if it is generally in the same area, do we really care if its two (2) feet up the hill from the middle of this, who cares, the point is that's when it's in if you want to do lighting later that it is accommodating for that and its out of the pedestrian way. Otherwise I think we're okay with this.

Steve Gifford: I would say the same thing Nancy. At this point the design aspect of it is acceptable so can I have a motion to approve the sign as they presented it?

Nancy Stewart: I make that motion.

Pete Ciccaglione: I second the motion.

All were in favor.

Steve Gifford: Just make sure you get the proper permits through the City of Greensburg.

Item #6 100 S. Pennsylvania Avenue-Property Owner-City of Greensburg-Applicant-Judy Mizikar-Project-Sign

Steve Gifford: I don't see Judy here tonight but Bob Gonze from *Sign-A-Rama* is here.

Bob Gonze: I am with *Sign-A-Rama*. We've been working with Judy on a sandwich board sign that was going to be a little bit different than the standard white sign. We were trying to put together a program for this board and various customers in the downtown area and I have not successfully done that. What I was trying to do is give you a smorgasbord of different bases or frames that if an individual wanted to put a sandwich board downtown to select from. That can be anything from a walker frame to a metal frame and it will be totally covered to a solid core base that would withstand some of the wind especially down on Pittsburgh St. Then what I was trying to do is come up with different faces that the merchant could select that would either have a regular face that would be straight sided. The center one is a straight cut face that once again would be relatively easy to cut with saws and that sort of stuff. The sign face on the far right hand side would be something that has curve cuts and would possibly need a router or two. So we have some different faces that would pretty much cover the entire frame. (he is pointing to the screen). The last piece of the puzzle that I was trying to come up with was the actual faces of the signs so we would give the merchants a choice of vinyl face that could possibly would have a letter board or a reader board that they would change the letters on and the last face would be something that you could mark on with dry erase or even caulk. It is a grand plan and it is in conception but the actual inception turned out to be very costly. I haven't really finished it yet. Judy graciously volunteered to be the test pilot and what we did do we came up with a standard A-frame, metal frame and then what we're doing is basically the center straight cut sign that we're going to put on it with a dry erase face sign and that did hit a budget that worked for her. It will not be your standard white sign that is currently rapidly growing in the downtown Greensburg area. It will be customized for the *Just Miniature Scale*.

Steve Gifford: Bob, just so we understand this, is the middle one Judy selected?

Bob Gonze: Yes. The side of it will be a steel frame that is an A-frame and it will be two sided and you will see none of the frame from the exterior. The face of it will be plain white like that and Judy's plan is to use wet erase markers that will be very bright in color to do her messages in and specials.

Steve Gifford: That was very clear. Any comments or questions?

Barbara Jones: Is that sign then conducive to other businesses and what is the price point?

Bob Gonze: That would be but what we don't want is everybody doing the same thing. So in my effort to try to build a lot of flexibility and the program got away from me. So what I was trying to do is not have a standard A-frame, to have some perpendicular sign. The sign that *The Chocolate Shoppe* presented is very interesting because it was a little

bit different. What I am trying to do is make other bases that would be more cost effective. Very quickly to do a standard A-frame the price gets very expensive--\$250.00 just for the base. It's just not realistic, however, the concern on this sign is it is a little light and in high wind it could be at the Library headed south. So that really is not effective so we talked about that and the merchants are going to have to use some discipline and not leaving them out in the weather.

Nancy Stewart: Can you put weights in them?

Bob Gonze: You can because there is a side but Judy wasn't exactly excited about hauling sandbags in and out. She is very well dressed and it wasn't one of her preferences. There are signs that come with weights in the bottom and wheels they are just darn expensive.

Steve Gifford: Right now we have a proposal, any other comments or questions? With that can we have an approval for the design with the understanding that the ordinance needs to be written and amended first.

Lee Calisti: I make that motion.

Autumn DeLellis: I second the motion.

All were in favor.

Steve Gifford: The design has been approved and we will keep you posted and Judy posted as far as if the ordinance change is made or not.

Item #7 114 E. Otterman Street-Property Owner-Casey Leonard-Applicant-Casey Leonard/*Pennsylvania Combat Sports-Project-Signage/facade*

Casey Leonard: I am the property owner and the applicant for *Pennsylvanian Combat Sports*. What we are proposing is a sign and paint the façade for the old *David Flamm* building. Right now it has a vertical sign and it's been there probably since the building was built in the 1950's, so we're looking at to change it up a little bit with a more horizontal sign in the same location as the vertical one. There is existing vertical lighting and that is going to stay in place. It's a flush mounted sign with about an inch and a half offset and it's similar to what you approved for the *Greensburg Bike Shop*, if that's any reference to you.

Steve Gifford: Have you given any thoughts to a projecting sign since it is a one way street?

Casey Leonard: I did but it wasn't in the budget for right now; maybe next summer.

Steve Gifford: You submitted a paint sample of the color you're going to paint the brick?

Casey Leonard: Just the brick, the bottom has a black tile which really looks great on the building and the color gray that we choose will really compliment it well.

Steve Gifford: Any other questions for comments from the board?

Lee Calisti: I have two (2) questions. The bicycle sign, when we talked about that my understanding was that it was going to be a lot further away from the building. So I would recommend that this sign have a shadow line. We talked about that idea because it would cause a shadow line. So I am thinking it has to be an inch and a half or two inches away from the building for that style to work. Otherwise there is no shadow line and it doesn't look like its floating.

Steve Gifford: Lee, before you leave that thought, the shadow line works because you're driving towards the building and the sign is perpendicular to the sidewalk, so when you drive up you can actually see it. With this one being on the building you're going to be driving past it, so does it really need to stick out from the building?

Lee Calisti: The point is it needs to look like its floating and causing a shadow because otherwise, the whole discussion went around us allowing signs to be simply pasted to a building with no kind of frame work no kind of architecture so it seemed very temporary. It does not look very appealing. The side of the building that the bike shop was more contemporary, cleaner and simpler, so having a simpler sign was something that we all were in favor of but I've driven past it and there is not enough shadow line to make it work.

Steve Gifford: I agree. It should be out further on the building.

Lee Calisti: I'll cast my vote; I don't care for the grey paint. That is my vote. I like your idea but the paint shouldn't be part of this plan unless the brick is really in bad shape.

Casey Leonard: It's not in the best shape. The vines that are on there now have been removed (he is pointing to the screen) they do their work on the brick over a time period.

Lee Calisti: I'm not always opposing painting brick, but the gray is going to make it look washed out.

Pete Ciccaglione: Does the brick carry around the exposed side?

Casey Leonard: It does about four (4) feet, that is actually a Quonset hut roof with a brick façade on the front.

Pete Ciccaglione: Are you going to paint that yourself?

Casey Leonard: No, we have a contractor.

Pete Ciccaglione: If you remove the vine then there is a cleaner for brick. It eats dirt and it's an acid. It does not impact the mortar joints or the brick. When you spray that on and power wash it off.

Casey Leonard: The issue is that we just want to fan the yellow brick. It's sort of dated and with the black tile, it did not fit any of the color scheme we wanted to do.

Lee Calisti: I can understand that, the yellow brick isn't as appealing for some reason. No one seems to like it other than whoever made it.

Casey Leonard: It was an economical brick to use.

Lee Calisti: Someone liked it. I don't think grey is the answer though.

Nancy Stewart: Is this black here right here in your logo? Is that blue or black?

Casey Leonard: That is black.

Nancy Stewart: So that is what you're going for, pulling in the colors for your sign into the building.

Barbara Jones: What's behind Pennsylvania? Is that blue behind the white letters?

Casey Leonard: That is blue.

Barbara Jones: Would you consider doing the brick blue?

Casey Leonard: In that color blue? I don't think we would go that route.

Lee Calisti: That is a little too dark.

Autumn DeLellis: I agree with Lee, I think your sign is going to get lost; it's almost like the same color of grey. I think there needs to be a little more contrast. I also don't like the yellow either.

Casey Leonard: That is way we put the white border around the sign so it would stand out. I really don't want something that pops too much when people are driving by.

Nancy Stewart: In this example you have here it looks like it's lighter than the building.

Casey Leonard: That is just a black and white image.

Nancy Stewart: Maybe you need a dark shade of grey. What do you think about that?

Casey Leonard: The grey altogether or just the shade of grey>?

Nancy Stewart: It doesn't bother me at all frankly.

Steve Gifford: Just so were on the same page Nancy, your okay with the paint color.

Nancy Stewart: Maybe make this paint chip a shade darker.

Steve Gifford: Just so were clear on this, the paint color for the building and then we will do the sign next. Does anybody else have an issue with the grey paint color? I don't think the grey paint color is a problem just because the building next to it is painted white from top to bottom. If every building on that block was brick like Pete's then we would say we should try to keep it consistent but since other buildings have been changed as well then the grey paint color from my perspective is not a problem. I understand Lee your concerns, does anybody else have any concern?

Pete Ciccaglione: If you paint the brick this shade of grey you have a little bit of coping up the top then you have that six (6) inch or twelve (12) inch fascia board going across. Did you pick a color for that?

Casey Leonard: I didn't catch what you said.

Pete Ciccaglione: You have flashing up at the roof line.

Casey Leonard: That is just a capper.

Pete Ciccaglione: Are you going to paint that grey as well?

Casey Leonard: Yes.

Pete Ciccaglione: What about the white fascia?

Casey Leonard: The white is just going to get painted white.

Lee Calisti: Typically I've only seen brick painted when the brick is in such poor repair. It just looks really bad as itself. To me painting brick is covering up something really good with something really bad. Again that is my opinion. I would put my money into other things, a projecting sign, new windows; I just think it would be a better investment to put my money into something else because you have a maintenance issue forever. If you clean the brick now it's done and over, once you paint brick it will need painted again sometime. To me it's a waste of money.

Pete Ciccaglione: I agree with Lee but if your committed to painting I would go with something a little darker because this looks like it's grey now but once it's on it will appear a lot lighter and it will collect the dirt and will look dirty in a hurry.

Casey Leonard: I can go darker on the color I don't have a problem with that. I went lighter because I thought it would be a more neutral way to go about it. Stain is also an option with brick. Either way, staining is a continual maintenance.

Steve Gifford: Does anybody have an opinion with the stain?

Pete Ciccaglione: Stain will give you the same results as painting. You will have continual maintenance with both.

Steve Gifford: Pete owns *Westmoreland Supply*.

Pete Ciccaglione: My building when I redid it I painted it a darker beige and I can't believe I have to go outside and power wash it twice a year, that's how dirty it gets. It's a lot easier for me to get out there and clean it with my guys because I have a crew. I would go with a little darker grey.

Autumn DeLellis: I think darker would look good.

Barbara Jones: I'm not opposed to paint, but I am a fan of yellow brick. Why I agree with Lee is because it is the nature of the building and the original building that it is what it is. I don't see anything wrong with the yellow brick and with your sign. I think it looks good.

Pete Ciccaglione: Believe me, I don't recommend to paint the brick. What's bothering to me is that you have the black Carrera glass and then you have the yellow brick and if it was clean it would be nice but they really don't go together. If it was painted a darker

shade of grey, you might tie them together. If you paint it a darker grey then you can catch that fascia board going across and maybe paint that a dark blue.

Casey Leonard: If you look at the buildings on that block, the opposing block on Pittsburgh St. most of those buildings are all painted. If most of them were yellow they probably were painted a long time ago. It doesn't look very good. I've been on the roof and looking at it close up it just is not in good condition.

Barbara Ciampini: Did you actually buy the building? You are the property owner?

Casey Leonard: Yes.

Pete Ciccaglione: You're saying the brick is not in good shape?

Casey Leonard: Well. those vines and there was trees growing and they are gone, just the amount of time they were there they did damage.

Pete Ciccaglione: Paint won't fix that.

Casey Leonard: I understand that I'm working with what I got. This is making it look better.

Lee Calisti: What about this, (he is pointing to the screen).

Casey Leonard: That is a ventilation fan vent.

Pete Ciccaglione: If you paint, whatever you do paint it the same color so it will blend in.

Steve Gifford: Does it function?

Casey Leonard: Its belt driven and it doesn't have a belt right now.

Steve Gifford: Are you planning on making it work?

Casey Leonard: Absolutely.

Steve Gifford: I was going to say if you aren't going to use it—just cover it up.

Casey Leonard: No, I am going to use it.

Lee Calisti: Our last applicant had a yellow brick building and it's very bland but by putting new windows in it and good design banners and signage on it she's not changing what it is. It's a very vanilla bland building to begin with but it will be a very interesting looking building by putting her money into the right things. This certainly isn't the quintessential of architecture. If it was me I would put my money to cleaning the brick,

replacing the windows that will give you more energy efficiency as well. Considering something at the canopy line and maybe doing something eventually to the store front with the glass; and just making the coolest sign you can make. I think that is far more smarter use of your funds right now and I am sure that is limited then creating a maintenance problem for you in the future and completely washing out the rest of the block . If the whole block is white then the next building maybe should be white, too?

Casey Leonard: It's not white; it's going to be grey.

Lee Calisti: What I mean is, it's going to be very bland, and the building across the street has a light brick. It's not helping. It's a yellow brick building, it is what it is and I would just leave it alone.

Nancy Stewart: But if you really like grey, I like the paint job better, I think it looks better and I would just make it darker and that is just my taste. What you like is what you presented. I have no objection to it.

Pete Ciccaglione: What Lee said is all correct. The glass does need to be replaced and the lower and upper floor is a lot of money.

Lee Calisti: He's not going to do that now.

Pete Ciccaglione: You probably have five (5) gallons of paint there and two (2) days of labor.

Steve Gifford: I think we've had a good conversation with the paint color and I think we have a direction here for that. Next item is the sign. Nancy, you made a comment or Autumn made a comment about the sign blending in with the paint color of the building?

Nancy Stewart: I think the sign looks fine and maybe if that is the color of grey you're using on your sign then just tweak the building color a shade darker to pop it out more.

Steve Gifford: You made a comment, which I think is important, you said the image that Casey submitted has a white border around the sign. The boarder for your sign does it define it there on the building?

Nancy Stewart: If the color of the paint stays the same?

Steve Gifford: Correct.

Nancy Stewart: Again I don't object either way.

Steve Gifford: Maybe frame the sign with some sort of material; I don't know what it would be to make it stand out on the building or as Lee was suggesting having it projecting out from the side like three (3) inches on metal frame work.

Casey Leonard: It's something to explore.

Pete Ciccaglione: If he had the sign trimmed out in white or a boarder in white and of course his logo in white, then he could also paint the upper window frame's in white and the brick ledge white give it a little pop.

Lee Calisti: Well, Steve I would say the frame approach to the sign is probably inconsistent with the time period of the building. That would be my take on it. The position of the sign being off center is a typical store front position. I like your idea to make sign pop. I like that idea, but in this case I would say it's inconsistent with the time period of the building.

Steve Gifford: Just move it out from the building three (3) inches?

Lee Calisti: Yes, enough to give it a shadow. If he's going to paint it grey it's going to read real clean real modern, be consistent.

Barbara Ciampini: This building screams for a projecting sign.

Casey Leonard: At this time I can't financially do that.

Autumn DeLellis: If you put something to give it a shadow line would that be about the same cost? Maybe Bob knows?

Bob Gonze: Speaking from the audience.

Steve Gifford: You have to speak into the microphone.

Autumn DeLellis: If you're going to add something to the sign, metal frame work.

Barbara Jones: He would need two sides then for a projecting sign and then the cost is more. Here's a question from me. Behind the word Pennsylvania that is in white isn't that a yellow outline? It goes with the yellow brick.

Lee Calisti: Good eyes.

Steve Gifford: Any other comments or questions? I think the sign is actually a good sign, whoever did the work for you. They did a good job on the logo I can actually see that looking very good as a projecting sign.

Barbara Ciampini: It looks better that way. Maybe you will be back before us in the near future.

Steve Gifford: Any other comments or questions before we take a vote on it? Just to clear up what we discussed the board has offered several opinions as far as the paint color, maybe looking at a darker shade. As Pete noted the frames of the windows, other

areas that you can address as well but they are all tied into the façade package and your business signage. Looking at it and mounted from relief from the façade three (3) inches on a metal frame so it stands out. Having made that statement does anybody else endorse that with a motion to approve it as I stated?

Nancy Stewart: I make a motion to approve it has he presented it with his colors as presented with the application

Lee Calisti: How are we going to decide for a darker or lighter paint color?

Steve Gifford: I was thinking the same thing and I would hate to hold up the project.

Nancy Stewart: Why don't we proceed with the vote as he's presented it?

Steve Gifford: First of all, we have a motion on the floor. Can we have a second to Nancy's first?

Pete Ciccaglione: I second the motion.

Steve Gifford: Can we have a vote of approval as presented by Mr. Leonard? All in favor?

Nancy Stewart: Yes.

Steve Gifford: All opposed? Okay we have 4 -2 vote. Based on that we can table it and have you come back next month with new color combinations that will maybe give the board a comfort level as to how the whole façade will be addressed.

Casey Leonard: Okay. What about the sign? Is that on hold also?

Barbara Jones: They are two separate issues.

Barbara Ciampini: You're opening your business; I make a motion to approve the sign with it projecting out a little bit from the façade.

Steve Gifford: Can I have a second on that?

Barbara Jones: I second the motion.

All were in favor.

Steve Gifford: Your business sign has been recommended for approved. Make sure you apply for your sign permit from the City anytime after July 12, 2010. I'll contact you via e-mail or phone in a few days and we will work through the next process for resubmission of your colors for the façade changes.

Nancy Stewart: I have a practical question. He comes back in with the next color swatch and that will put him out another month etc etc. Are we going to reject any paint? That is what I am asking?

Steve Gifford: I don't think so, what I am hearing from the board is that he will probably get a favorable vote; it's just the shade color the board was uncomfortable with. It's such a drastic change to the building.

Pete Ciccaglione: Stop and see me next week I'll send my decorator down to see you. She is in the store all the time and she will work with you, just tell her you want a grey and she will pick out one or three schemes and then you can decide. She has done a lot of buildings in town.

Casey Leonard: Oh, okay,thanks.

**Item # 8-7 W. Otterman Street-Property Owner-
Westmoreland Cultural Trust-Applicant-Pete Colosimo/*The
Side Bar*-Project-Signage**

Pete Colosimo: Good evening, I am here with Lisa Hegedus we are partners in *The Side Bar*. We are here today to apply for a sign on the front of our building. We need visibility east and west on West Otterman St. particular from the Palace Theatre. In front of you, you have the photos and I think Lisa has the vinyl that is going to be used for the banner and the color and style.

Lisa Hegedus: This will be the color of the actual banner.

Steve Gifford: It's double sided.

Lisa Hegedus: It is double sided going east and west so if you're coming down Otterman St you will be able to see it from the crest and like Pete said from the Palace. Fejes Signs would be installing that. They had me take a couple pictures of other signs that were done in downtown Greensburg. One is the *Pop Cultural Connection* and another one is *Doe's Dogs*. They are the same fabric and approximately the same style. *Pop Cultural Connection* is probably the most similar in size with the heavy duty brackets. I have pictures of both of these. She passes them out.

Steve Gifford: Any other comments or questions?

Lee Calisti: It looks good. Good color choice.

Steve Gifford: Can I have a motion?

Barbara Ciampini: I make a motion to approve the sign. Good job.

Pete Ciccaglione: I second the motion.

All were in favor.

Item #9- 125 E. Otterman Street-Property Owner-Patrick Kelly-Applicant-Patrick Kelly-Project-Façade/Signage

Steve Gifford: Dr. Kelly was not able to make it tonight and Bob Gonze is here. Mr. Kelly is holding off on the sign, did he tell you that?

Bob Gonze: Yes.

Steve Gifford: What we're talking about tonight is the renovation of the façade. Dr. Kelly is interested in covering the columns and cement with pea gravel pressed into the front with EFIS which is a synthetic stucco. He is proposing to install that in the columns covering up the pea gravel from the sidewalk to the roof line, he's going to paint it and the color would be flagstone. He tried to pick a color to complement the dark brick. There are three (3) different shades of the brick on the building. This is a rough sketch of what it might look like. The shades are probably off to give an appearance of what the smooth texture surface is going to look like as opposed to the rough pea gravel. The final element for the building is the installation of two (2) awnings above the primary entrance where the lettering is where his patients come through and the secondary entrance, the side door for his staff to enter the building. It's a black canvas awning which is attached to your application as well. Business signage will be reviewed at a future month because his tenant on the second floor is remaining in the space but changing their name and they have not determined what that is going to be yet.

Barbara Ciampini: The applicant/property owner is not here. I have a hard time having a discussion without him being here. It would be different if we were only talking about a sign. But we aren't. The project is much more extensive. Any commentary we are making he is not here to hear it nor is he here to discuss it with us. I have a problem with that. Everybody else has been here as the property owner for their hearings. We can have a discussion but I feel he has a responsibility to be here if we have questions for him.

Nancy Stewart: Can I just ask a question that maybe Lee can answer. This stuff that he is putting up (EFIS) is that something that in time is going to get stained?

Lee Calisti: If he doesn't maintain it.

Nancy Stewart: What's wrong with this other than, what's wrong with this building right now? Is this just a cosmetic change?

Steve Gifford: Do you mean the pea gravel?

Lee Calisti: I understood it just being a cosmetic change. My caution was if he paints it, it's possible that the granules will fall off.

Nancy Stewart: That can happen?

Lee Calisti: Well it's common with that type of material. It washes off.

Pete Ciccaglione: Yes, it will.

Lee Calisti: EFIS is very expensive, however in this case what he has with the pea gravel and the cement it's like type stucco. So to go to an EFIS isn't a radical change. They make so many different textures to the kind of finishes. We had discussed alternatives that apparently were no interest to the applicant. It's just bland. How much beige can one tolerate? Or grey?

Nancy Stewart: I just find that a lot more attractive but I don't know what the problems are and why he's doing this? That is sort of why I asked the question.

Lee Calisti: Well, he has a maintenance issue that I think he ought to address that and figure out how to resolve that but if he's just looking to spruce up the building, I think there are far more interesting ways to do it.

Pete Ciccaglione: If he's putting EFIS up there he's going to have or he does have an issue.

Lee Calisti: But EFIS sometimes in some situations is more than brick.

Barbara Jones: Well I'm not a fan of painting brick but this stuff was my first solution, either paint it or do the EFIS. I was thinking he should paint it a darker shade which would act as a shadow because you have the shadows in the windows so you would end up with a little bit of motion, activity on the façade. But if he is having problems with the gravel coming off it will still come off when it's painted. That's why it sounds like he wants to cover it up.

Lee Calisti: Steve has he even mentioned that?

Barbara Ciampini: We don't know that because he's not here to talk with us.

Lee Calisti: I just offered that because I know that rubbing up against those buildings you can get the granules to come off. But if he's not having a problem then why EFIS?

Nancy Stewart: I agree with Barb that we should table it but I wanted to basically understand what everybody else might have already understood.

Steve Gifford: I think that is reasonable to table it to have Dr. Kelly answer those questions.

Pete Ciccaglione: To do this it will cost a good bit of money.

Nancy Stewart: I guess that goes on with some kind of a seal?

Pete Ciccaglione: They have to put foam on there and then mesh.

Lee Calisti: I would imagine he is going to take this off.

Barbara Ciampini: And start over?

Lee Calisti: Yes.

Nancy Stewart: I was thinking those bumps it won't stick to it.

Pete Ciccaglione: Maybe it won't and just stick out.

Lee Calisti: Well we can't be sure and it needs to be clear. Just like with other applicants here tonight, we should not be guessing.

Nancy Stewart: I don't suggest we make any motion to make a decision but all those things pose problems and I am wondering why? It's not that bad.

Steve Gifford: Can I have a motion to table this request?

Barbara Ciampini: I make that motion.

Lee Calisti: I second the motion.

All were in favor.

Lou DeRose: There were several hearings tonight and a couple in the last few months that make it abundantly clear now that this board needs to sit down in a public meeting and come up with some basic rules. The Zoning Hearing Board and the Planning Commission have operated on tighter rules than this board for a lot of years. Because we're new and sort of fill our way around, maybe it was okay for the first, how long has it been Barb?

Barbara Ciampini: We're on our fourth (4) year now in existence.

Lou DeRose: Before we have another anniversary it would seem to me that we need to have very basic things, for example, an applicant doesn't even get here on the agenda without the basic requirements of paper work and photos and print shop, all those things that I can't do. The other thing is if they're not here then they don't get anywhere no matter how urgent this is. Other things that have come up and each of you probably remember that we were operating in a vacuum and what bothers me most and this has come back to haunt us several of times from sitting on other boards, not so much this one yet, we have a file on the applicant that has nothing but discussion speculation and then they build and put up a sign or do what we told them to do but it isn't at all what we told them to do. We need to stop this and if they take us to court that is where I have to defend this board. I may not be able to do that.

Nancy Stewart: Does that happen a lot that they actually do something other than what was approved?

Barbara Ciampini: John Felice did it.

Nancy Stewart: Okay, I understand that, that's the first one though, isn't it?

Barbara Ciampini: Yes, there have been other little things, but you're right it's not been a real issue. I've been able to keep the projects on task.

Lou DeRose: You only need one to run up a tremendous cost for the City and for the City to lose and that is unacceptable.

Nancy Stewart: How do you control someone who goes out and puts up brick instead of stone?

Lou DeRose: There are ways

Nancy Stewart: Then the next day they have their crew there doing it anyway?

Lee Calisti: To me, I don't know if this is right Lou, but it would be the same if he was in violation of the City building code or Zoning code. I've seen people shut them down and in the State of Pennsylvania before there was a State Building Code they would come and lock doors.

Nancy Stewart: Well, the fact of the matter is, it is the Planning Commission's rules that govern this, not ours.

Lou DeRose: You're allowed to make operative rules for your hearings though. You don't get them approved by the Planning Commission.

Nancy Stewart: But when they go off and do something contrary to what has been approved.

Barbara Ciampini: That is covered in the City's zoning code and zoning enforcement. I have the police power to uphold the codes. I did stop work on John Felice's parking lot because he didn't have the proper approvals.

Nancy Stewart: Okay.

Lou DeRose: Last week for our Zoning hearing, we had someone here that was clearly in violation all the rules for a certain approval they got and we voted to revoke their license to operate the way they were. The reporter for the *Tribune Review* asked what you are going to do about it if they stay there. We have all the powers the City can bring including police power and the City Police to do what it takes. Yes these are civil but the minute there is a violation it becomes a police power problem. There are things that we can do to stop an applicant, maybe not the one everyone mentioned.

Barbara Ciampini: It takes away from what we're doing. Mr. Felice's behavior is not the normal barometer in our City. I tried talking to him professionally and he disregarded anything I said. In his mind the rules are for everyone else. He's not the only one, but like I said for most part everybody does what they are supposed to do.

Barbara Jones: When we were an authorizing board the first year we had a person on Pittsburgh St. remember them, they were enclosing in their porch and they had to stop and he did, he took it down and did it right.

Barbara Ciampini: That can still happen Barbara that change hasn't taken anything away from the police powers of the City. I stopped that job on West Pittsburgh Street just as I did John Felice's. I don't think that is what Lou is alluding to. He's alluding to the fact that when we get these applicants they come in at the last minute with incomplete applications and they want c on the agenda. Vicky and I are try to be amenable but sometimes we may be too nice because we are here to help people. Like for example-- Patrick Kelly, Steve can't do his work for him. The applicants have to do it themselves is what Lou is trying to say. Step it up and complete the application. The instructions on

the application are very clear. It you're not here we can't review your application. It's common sense. You can't go to the doctor's and get a physical without being there. We just have to get the applicants to prepare better. Those that are prepared are smoothly processed. We don't do it to for the Planning Commission is what Lou is saying, if you're not ready you don't get on their agenda.

Nancy Stewart: I don't disagree with that I thought you were heading more into conversational ideas kind of mood of this board.

Barbara Ciampini: No, am I right Lou?

Lou DeRose: You're right.

Pete Ciccaglione: So what we're saying is, like the guy on E. Pittsburgh St.

Barbara Ciampini: Yes, I shouldn't have put him on this month's agenda because his application was unclear.

Nancy Stewart: So when the Temple comes in with, they didn't have a photograph they had sketch of the placement and that placement would be fine but their plans were inconsistent, that we need consistency and more than a dotted line?

Barbara Ciampini: Yes.

Lou DeRose: Look how many questions come about because we didn't know exactly where it was going.

Lee Calisti: Again, this shouldn't be dictating how they present because if they have the ability to draw it by hand they shouldn't have to pay somebody.

Nancy Stewart: If he did that then we could have said it was all okay

Lee Calisti: Yes, it needs to be consistent, it should be clear.

Pete Ciccaglione: We almost need a previewer so they need to bring it to you guys and you have to check everything.

Barbara Ciampini: That is what goes on now--but again we try to be friendly. We try to be amenable. We try so hard to help everyone, but we will try to take a stronger stance to get better applications.

Lee Calisti: I think photoshop presentations are just clear. But we're not all going to have those nor can we expect those. We have gotten really amateur presentations, there not the right proportion, not placed on the buildings. There should be some kind of context when you look at the image and say I get it. It should be that simple.

Barbara Ciampini: If it's a matter of having a few samples lying around the office then we will take some from our existing stock pile and have them available. .

Lee Calisti: The other thing we have to be careful about is we are here somewhat giving some of our educational opinions but we have a sign ordinance that we need to follow. The case of our applicant that I was cranky with-- we have an ordinance that says if you have a masonry façade already painted and the paint seems to be holding paint it again; if the masonry needs to be painted, the colors used should be within the natural color range of material painted. He's in violation of our ordinance. So regardless of what color we like and what color he likes to me it's irrelevant. I know there is language in the ordinance that can be challenged.

Pete Ciccaglione: How do you, when you look at that building there is black Carrera glass down below was there from the 50's.

Barbara Ciampini: You know what would work there? Pittsburgh St. Beverage those are his colors.

Pete Ciccaglione: How do we correct the façade on East Otterman?

Lee Calisti: We will all fight to see that the Cope building is preserved because it's very nostalgic and characteristic of that type of a building. But as soon as we get into architecture from the 30's and the 40's should we not preserve that as well?

Nancy Stewart: Look at the apartment building that Mr. Tarosky did, that was one of those buildings that we got excited about keeping it ,yet and he created those lines and did a good job on his façade.

Lee Calisti: Exactly, the less they did with that building the better it got. None of us said it was going to win an award.

Nancy Stewart: But they didn't start with a blemish on that building.

Lee Calisti: The dance studio is starting with a vanilla building and all of us thought it was great and the design thing comes from the things she is adding in proportion to the rest of the building. I think we need to be very careful that we don't decide what part of Greensburg we're preserving. Just because we say its ugly who are we to talk about what gets saved that in one hundred years (100) from now we only have a streetscape with buildings of the 1900's and the 1890's people are going to say what happened to Greensburg from 1930?

There is a battle right now with trying to save the Civic Arena and it's the same issue. Why save the Civic Arena?

Steve Gifford: Just from another perspective, the individual who owns the property that we are talking about he is the owner and sole tenant and has a business that has a image a

persona or whatever else it may be , I can see him renovating the building to reflect the nature of his business. What role do we play to keep him from doing that?

Nancy Stewart: Right. That's where I'm coming from. He bought that building thinking I am going to make this all grey or whatever color he wanted.

Pete Ciccaglione: I don't think it's going to matter with that building. If I owned it, I would get a sledge hammer and knock that whole building down, it's terrible.

Barbara Jones: So your saying that the façade isn't really historic or what?

Lee Calisti: I'm not saying it's historic but it is original.

Nancy Stewart: He said the sign went up in the 50's.

Pete Ciccaglione: I bet that building was brought in from behind.

Barbara Jones: Not with that glass on the bottom.

Pete Ciccaglione: That Carrera glass was an add on.

Nancy Stewart: I find it hard to not allow an owner to do something that is not offensive. It might cause maintenance problems and it might not be original, but he's creating a combat building and he has an image.

Lee Calisti: If John Felice would have came in here and wanted to paint the Cope building red, white and blue, not the brick but the trim we would have said no. Because red, white and blue is not consistent colors of that time period and in the ordinance here it talks about having colors consistent with the time period. That's not an opinion anymore.

Nancy Stewart: Well, I don't think our guidelines are enforceable enough.

Lee Calisti: Then we need to make an amendment to them.

Pete Ciccaglione: What if Casey comes to us for a sign permit for a sign different from what we just reviewed.

Lee Calisti: Then he's in violation. It's the same thing.

Pete Ciccaglione: Then what do we do with that?

Barbara Ciampini: I have to send out a violation notice on that issue. It is enforceable under the current code.

Lee Calisti: We have latitude for colors but we have something that gives us a kind of tooth because us just saying I don't like grey but you do I think it's a far more slippery slope.

Nancy Stewart: But I think what is more important is that he likes grey.

Lee Calisti: What about the rest of the City? What if he paints it fuchsia and he likes it but we hate it? He should stay in the colors of the era of the building.

Barbara Ciampini: We have to remember that our goal is to preserve and protect. Each property owner is only a temporary custodian of a building. The buildings in our City will outlive all of us.

Lee Calisti: That's going to outlive all of us. The only objective way to talk about taste such as color and style and those kinds of things is follow the guidelines. There is latitude in that but lesser latitude and that's the only thing that is objective.

Barbara Jones: And that comes back to the enforceability of it. I think that is a problematic issue in itself for this board not having any authority.

Nancy Stewart: That is the biggest problem right there.

Lee Calisti: I agree.

Pete Ciccaglione: Then we should just tell them they can't paint you have to clean the brick.

Nancy Stewart: And that's unfortunate to discover that after you buy it. Every other building on the street is painted brick.

Lee Calisti: That pre dates us. But anybody else that wants to paint a building depending on the character of the building it isn't necessarily given free rein.

Pete Ciccaglione: Like Barb said she would have to give someone a violation. If it were my building and I didn't know ; I could have the whole building sprayed over the weekend and you'd drive by and say you're not allowed to paint this building, and I would say I didn't know that.

Barbara Ciampini: That's what people say to me every day of my life. Nobody knows, but ignorance is not a defense.

Pete Ciccaglione: Let's say this kid paints the building over the weekend, him and his buddies trying to save money.

Steve Gifford: Would the City make him strip the paint off the building?

Barbara Ciampini: Probably not. We would try to come to some other resolution, just like we did tonight with John Felice. It's never gotten to that point. Over the years, we've had sheds relocated or additions that were started and incorrect torn down, but ...

Lou DeRose: It could.

Pete Ciccaglione: I can't believe it.

Barbara Ciampini: I think we have been in operation enough that the word is out in the community. Again, people want to do the right thing.

Barbara Jones: How can you assure it doesn't happen? Do we have any way to educate people ?

Nancy Stewart: I'm sure he didn't think that painting it pale grey was going to be a problem? When it's such an eye sore to begin with and it's not a consistent thing and it's his colors; his theme and yes he's the custodian of it long term. But the fact of the matter is paint can get sprayed off, sandblast it off. Who would do that to that building?

Lou DeRose: How often does the City send out those newsletters?

Barbara Ciampini: We used to send one a year. We aren't doing that this year due to a budget decision.

Lou DeRose: Not for this year?

Barbara Ciampini: That's right, not this year.

Lou DeRose: If you did though you can place a memo from the HARB.

Barbara Ciampini: We had done that in the past. Many of the past issues focused on HARB. I don't think it's much of a problem as you all think it is. Most people know it. We might get somebody like the massage place. We found them and issued a violation and they then want to come and correct their error. Some fill out the paper work and do a good job, some do a great job and some don't care how they do it. They got a violation notice that's why they were here. The 305 W. Pittsburgh St item-- I didn't say anything earlier, but I issued a violation to that property owner. I couldn't get Matt Anderson motivated with normal conversation, so now that he received a violation notice that states the violation is \$500/day---he's removed that large pole structure and hopefully we are going to forge ahead in a positive motion.

Nancy Stewart: Which one is that?

Barbara Ciampini: Century 21, they started out working with us and then they just stopped. The violation notice put them back on track. My office issued them a temporary banner and they are taking advantage of the situation. It's only a 30 day

permit. We are on month three. I don't want a business to be without proper signage, but that is the next thing that will happen. I will issue a violation on the banner, if I can't get them back before this board for a review.

Lee Calisti: The codes are on-line. I'm amazed at the amount of people who show up and they never even looked at it.

Barbara Ciampini: We even refer to it in the application.

Lee Calisti: I've argued from the other side and I've argued with enough code offices in enough zoning situations that I need to know where this is. If you're just saying this is what I think....and in our case it isn't.

Nancy Stewart: I think these were designed as guidelines. You don't want every window in the City to fall inside the building because nobody can afford to go back to the 1800's for windows. You need to be able to deviate from some of these things in order to get an improvement for something that will continue to stand up. There guidelines but sometimes you need to be flexible.

Barbara Jones: I think we are flexible in the guidelines. I think there was a lot of thought put into them.

Nancy Stewart: So they are guidelines and we're a suggestion/recommending board. The whole thing makes it harder for us to be something that we can fall back on in a law suit. That's what I am saying it really has to stop at the Planning Commission or zoning.

Barbara Ciampini: It's not the Planning Commission's authority. They are also a recommending body. This all rests with City Council. The Planning Commission is on the same level as you are it's just a recommending body. Enforcement for the zoning codes comes from my office.

Lee Calisti: You can look at the guidelines in different ways, you can look at it as I need help to go with this? what to do? Or this is really helpful or oh man I have to do that? It's just two different ways of looking at the situation. Either way ---it is what it is. Look at how many people have come in here and they slide right through. The last applicant just slid right through.

Nancy Stewart: Well, there was not much to it.

Lee Calisti: They don't look at it being argumentum.

Barbara Jones: Lisa has been involved in a lot of things going on in the City and she wants to be a good model.

Barbara Ciampini: Well, be careful of whom you give compliments to, sometimes Lisa doesn't get her permits either. She means well and she operates a terrific business, but....

Nancy Stewart: We don't know that. We just get the agenda and show up.

Barbara Ciampini: Yes, I know. Maybe that's the answer I can give you all more background. I just don't want to make the violation notices an issue with an applicant who has finally decided to take steps to correct a violation. Just look at John Felice's situation. The only reason he's here is because of the violation notice I sent. He doesn't want to be in violation. Human nature and ethics of each individual may cause you to want to do the right thing. In the future I will give you all more background on each applicant. Let's see if that helps the situation. I am going to tell you who fussed and who didn't. Who gets it and who just doesn't want to.....

Steve Gifford: Can we adjourn the meeting?

Barbara Ciampini: I make a motion to adjourn.

All were in favor.

Meeting adjourned at 7:00

