

Jeannette Planning Commission | Meeting Minutes



Meeting Date October 13, 2021

Review and Approval Date November 10, 2021

Call to Order 6PM

Attendance:

- Bill Pacelli, Chairman: present
- Alec Italiano, Co-Chairman: present
- Joseph Carle: present
- Donald Deguffroy: present
- Laura Smith: absent with cause
- Judy Soles: absent with cause
- Anthony DeNunzio: present

City Representatives

Chuck Highlands, City Councilman  
Nathan Bish, City Clerk  
Benjamin Walker, Adm Assist to City Clerk  
Marcy Stein, Marcy Stein Company, New York, NY

Review and Approval of last meeting minutes. One Correction was made to the meeting minutes. Removed the last line "Marcy is preparing another draft to be presented". A motion was made by Alec Italiano and 2nd by Joe Carle to accept the meeting minutes as amended.

Old Business:

- a. Jeannette initiative meeting was held on Sept 29, 2021, at the Jeannette library. It was attended by about 15 concerned members of the community including Anthony DeNunzio. Bill Fontana Executive Director at Pennsylvania Downtown Center, proposed a window evaluation of Clay Avenue. This would define what buildings are deemed usable. The State Budget includes \$29 Million for the Pa. downtown partnership. The Jeannette Initiative will need to raise \$30-50K to be eligible. The Jeannette has \$15k for the 2022 budget. Other sources including the city are needed to raise the rest.
- b. 400 Clay Ave. Marcy Stein presented the latest status on the project. The Westmoreland County RACP (Redevelopment Assistance Capital Program) has added a line item in the 2022 State budget. The 400 Clay project has \$1.5 million earmarked in the budget. Should the project be

chosen for consideration, there will be an application process thereafter. Discussions are continuing with WCCC on the workforce forum. This would not conflict with the ATC Youngwood. Discussions are also continuing with Pitt Greensburg on a Business Incubator. Marcy met with Greg Daigle on a workforce development program in medical field. Marcy is working on discussions with local business manager on training needs.

- c. Ethan Keedy (CFO) is completing the grant applications for sidewalks and curbing. This will be removed from the next meeting agenda
- d. Bill Pacelli's letter to Nathan Bish has been tabled until the November council meeting. The PC discussed the pros and cons, the benefits to the city, of moving forward with the application process, designating a Historical District in the city. The drawback for the city appears to be the \$25,000 application fee. Look at the \$25,000 as an investment to get the city moving in the right direction. Marcy has forwarded a grant for \$12,500 that is available thru the state. Nathan suggested one concern is the tax credit are being perceived as reducing the tax monies collected by the city. Marcy discussed the tax credits have no effect on the taxes the city would collect from the buildings and improvements.
- e. Bill Pacelli working on addendum to the PC By-Laws based on feedback from solicitor Tim Witt. No progress on this item.
- f. Bill Whetzel presented several zoning ordinances for the PC to review based on his experience in dealing with the ordinances on a daily basis. Bill Pacelli suggested the PC meet for a working session within the next 2 weeks to discuss these suggestions as well as the zoning ordinances he is reviewing. A working session is scheduled for October 25, 2021 at 5:30 in Council Chambers.

#### New Business

Public Comment:           None

Adjournment:           7:30pm motion by Don, 2<sup>nd</sup> by Anthony