



Minutes

1. The meeting was called to order by Chairman, Alec Italiano at 6:35
2. Roll call was taken
 - a. Present: Alec Italiano, Chairman, Bill Pacelli, Vice Chairman, Don Deguffroy, Laura Smith, Judy Soles, Stephen Burlas
 - b. Absent: Joe Carle, Secretary,
3. Review and Approval of Last Meeting Minutes – presented and approved unanimously
4. Staff Report
 - a. Meeting was presented by Brian Lawrence and Daniel Carpenter, County Planning
 - b. Pointed out to get acquainted between the Planning Commission and Redevelopment Authority
 - c. Three-month site design guidelines by county planning to review
5. Old Business
 - a. How the property for the Monsour Hospital 3.7 acres be developed.
 - i. Zoning R-1 low density residential regional commercial
 - ii. No decision on how it will be sold. Don Deguffroy expressed the desire for the PC to walk the site. Approval from the RA will be needed before the tour.
 - iii. No market study has been completed yet.
 - iv. Visual preference survey and consideration on the major artery routes.
 - v. The ten highest rated designs for the further decision for the PC
 - vi. Identify design principles and objectives.
 - vii. Talked about moving roadway coming off of route 30 and the budgeted expense make it cost prohibitive.
 - viii. Discussion about entrance to business and accessibility
 - ix. Design Objectives
 1. Minimize visual impact of parking lots
 2. Prioritize pedestrian traffic and create active spaces
 3. Utilize lighting that minimize light spill, pollution and is human scaled.
 4. Utilize building design and orientation that is attractive.

5. Utilize landscape that improves overall site design.
6. Utilize signage that is scaled for its content
 - a. Question: Penn Dot restrictions and right of way. Pennsylvania Blvd is a state road. Avoid strip mall. Neighborhood opinion on development of site. Penn Dot will have guidelines on the entrances.
6. New Business
 - a. Discussion on the role of Planning Commission and Redevelopment Authority working together and enabling legislation. Spoke of Planning Commission role with guidance and implementation of Comprehensive Plan
 - b. Discussion on the role of Redevelopment Authority elimination of blight, supply housing, acquire and transfer property, borrow money, issue bonds, make loans and focus on blight redevelopment.
 - c. Stressed working together and moving in the same direction for the two authorities.
 - d. The report from Pashek Associates is a draft for review.
 - i. Process in aligning city process and structures with a plan
 - ii. Creating a vibrant downtown
 - iii. Fighting blight
 - iv. Presenting positive impressions
 - v. Developing welcoming gateways and attractive corridors
 - e. Motion to move meeting time to 5:30 for the remainder of the year made by Alec, seconded by Bill Pacelli. Adopted unanimously.
7. Public Comment
 - a. Redevelopment Authority members in attendance, Chair Pam Neiderhiser, Jeff Means, Kathy Tanyer, Clyde Bittner.
8. Adjournment – 8:05 PM

Next meeting scheduled for September 7th at 5:30 PM.

Affirmed by
Planning Commission Secretary, Joe Carle