

Jeannette Planning Commission | Meeting Minutes

Meeting Date: November 1, 2017

Attendance:

- Alec Italiano, Chairman: Present
- William Pacelli, Co-Chairman: Present
- Joseph Carle: **Absent**
- Donald Deguffroy: Present
- Jonathan Gibbon: **Absent**
- Laura Smith: Present
- Judy Soles: Present
- Chuck Highlands, Council Representative
- Diana Reitz, Jeannette Department of Community Development
- Brian Lawrence, Westmoreland County Planning
- Seth Koons, Westmoreland County Planning



Call to Order:

- Meeting was called to order at 5:30 pm.

Previous Meeting's Minutes:

- Donald Deguffroy stated that title "road manager" as previously discussed during the last meeting was incorrect, and that the more appropriate individual would be the City Foreman.
- The minutes were unanimously approved with the inclusion of the comment made by Mr. Deguffroy.

Staff Report:

- Brian Lawrence had nothing new to report, but stated that an issue needed to be addressed in old business in regards to the zoning ordinance.

Old Business:

- Brian Lawrence stated that it was discovered that the development regulations of Neighborhood Commercial District was inadvertently left out of the final version of the newly adopted Zoning Ordinance.
- Mr. Lawrence discussed the various options for amending the zoning ordinance and stated that the best option would be a standard zoning amendment to be initiated by the City Council.
- Donald Deguffroy requested that each member of the Planning Commission receive a final new version of the Zoning Ordinance. Chuck Highlands stated that city staff will get the new versions printed and distributed to the commission.

- The commission decided to get something together for council as soon as possible in order to get the zoning amendment timeline started.

Agenda Item #1: **Comprehensive Plan Implementation**

- Alec Italiano discussed his reasoning for inviting Diana Reitz to the meeting and wanted her to speak toward the commission's desire to focus on the downtown portion of the comprehensive plan.
- Ms. Retiz talked about how the Pennsylvania Downtown Center had previously come to Jeannette to discuss the direction of developing the downtown with a number of individuals from Jeannette. Ms. Retiz talked about her conversation with DCED about having the Downtown Center come back to Jeannette and provide further assistance in the development of a plan to address the downtown.
- Ms. Reitz emphasized that there are a large number of things that can be done in the downtown that will only provide a temporary solution. Her recommendation was that the city bring in the Downtown Center and have them perform a market analysis to determine the best types of businesses that downtown Jeannette should be marketed towards.
- Ms. Reitz said that she is waiting to hear more from DCED about funding for the Downtown Center to come to Jeannette and talked about some of the community development work that is going on in Jeannette in regards to work on sidewalks and streets.
- Donald Deguffroy passed around an image from the Comprehensive Plan to show and discuss concrete patching options along the streets of the downtown that would be significantly cheaper than a complete repaving.
- The commission had a group discussion about other potential road and sidewalk work that could be done in the downtown. Ms. Retiz talked about the financial challenges of doing road projects and the difficulty in doing "bump-outs" at street intersections.
- Laura Smith talked about targeting properties in the downtown for acquisition and redevelopment. Brian Lawrence emphasized that performing a market study would be the first step in that process in order to determine appropriate uses that should be brought to the downtown. Diana Reitz talked about incentive programs that are available for property acquisition and the difficulties in enforcing property maintenance codes on vacant buildings.
- Alec Italiano talked about promoting the reuse of vacant properties in the downtown into mixed-used buildings that incorporate both commercial and residential uses.
- The commission discussed the potential to remove one-way streets in the downtown and the challenges that would come about from redesigning the traffic flow throughout the downtown.

Other Business:

- Alec Italiano wants the commission to review the letter he had provided and come to the next meeting prepared to add or remove some of the ideas/initiatives so that a letter can be presented to council outlining the commission's wishes.

Public Comment:

- There was no public comment.

Adjournment:

- The meeting was adjourned at 6:35 pm.