

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
JANUARY 11, 2017**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, January 11, 2017 at 7:00 p.m. in the Sycamore Room of the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, PA 15220.

ROLL CALL

Members Present:

Rebecca Chembars, Chairman
Cheryl Bakin
Robert McWilliams
Ed O'Donnell
James Turocy

Also Present:

Louis A. Casadei, P.E., Borough Engineer
Deborah N. Gawryla, Stenographer

Absent:

Thomas Bean
Paul Kirsch

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT

Ms. Chembars stated that the 2016 Annual Report would be prepared shortly for review and be distributed to Council.

Mr. Casadei suggested that Planning Commission determine the meeting dates for 2017. After a discussion regarding when to hold the combined workshop/business meetings in November and December of 2017, Ms. Chembars suggested that Planning Commission wait to vote on this item until the next meeting to be verified.

Advisory Discussion:

SD-01-17 - Serakowski Plan of Lots

Review and discussion of a minor subdivision for the reconfiguration of lots at 1298 and 1320 Glencoe Avenue.

The applicant, Mr. Matthew Serakowski, was not present. Mr. Casadei said he had reviewed the minor subdivision and presented the following comments in a review letter, dated January 11, 2017:

"This plan consists of the reconfiguration of three lots along Glencoe Avenue originally created by the Praisner's Revised Plan of Lots and the Praisner's Third Glencoe Avenue Plan. The current reconfiguration plan before the Planning Commission was created by Liadis Engineering & Surveying, Inc., is titled the Serakowski Plan of Lots, and is dated November 2, 2016. I have reviewed the submitted plan and would like to present the following comments to the Planning Commission:

1. The existing lot shown as Lot 4 is actually Lot 401 created by the "Praisner-Wolbert Plan of Lots," DBV 221, Pages 68 & 69. This plan came after the "Praisner's Third Glencoe Avenue Plan" and consisted of a reconfiguration of two existing lots, one of which being Lot 4 of the "Praisner's Third Glencoe Avenue Plan."

Mr. Casadei said he had copies of the previous subdivision plans referenced available for review. Mr. Casadei and Planning Commission reviewed the previous subdivision drawings and compared them to the recent submitted drawing. Mrs. Bakin asked if the lots would still have the necessary side yard requirements. Mr. Casadei said it would. Discussion continued regarding the topography and the details of the lots.

- "2. All existing lot lines that are to be removed should have "Z's" placed along their length so it is clear which lines are to be removed from the plan.
3. The dimension between the eastern most protrusion of the house located on Lot 3R and the side property line should be included."

Mr. Casadei said these were housekeeping items that could easily be added to the plan.

Since there were no other comments regarding this plan, and Mr. Casadei had already assigned a borough subdivision identification number, Planning Commission felt that the plan could be recommended to Council tonight to move it along.

Motion:

Mrs. Bakin made a motion, seconded by Mr. Turocy, to recommend to Council the approval of SD-01-17, applicant Mr. Matthew Serakowski, for a minor subdivision for the reconfiguration of lots at 1298 and 1320 Glencoe Avenue, contingent upon making the recommendations in the Borough Engineer's review letter, dated. January 11, 2017.

Motion carried unanimously.

ADJOURNMENT

Motion:

Mr. Turocy made a motion, seconded by Mr. McWilliams, to adjourn the meeting.

Motion carried unanimously.

Rebecca Chembars, Chairman

Ed O'Donnell, Secretary