

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
JANUARY 13, 2016**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Green Tree Planning Commission met on Wednesday, January 13, 2016 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  
Ed O'Donnell  
Jim Turocy  
Robert McWilliams

*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**

**Review of the proposed 2015 Planning Commission Annual Report**

Planning Commission reviewed the draft of the 2015 Annual Report and made the following changes:

- Capitalize "Borough" in the opening paragraph.
- Under "Ordinance Reviews," change the presentation of the proposed zoning ordinance to "Borough Council," not "Planning Committee of Council."
- Under "Wireless Communication Facilities/Antennas Amendment," change "... subject to a number of changes..." to "... subject to a number of *conditions*..."
- Under "Advisory Discussions," change the last sentence to read, "It was determined that the applicant would need to obtain a variance for parking before Planning Commission could review the proposed redevelopment further."

Planning Commission agreed that with the aforementioned changes, the 2015 Planning Commission Annual Report should be forwarded to Council.

**ELECTION OF PLANNING COMMISSION OFFICERS FOR 2016**

A discussion took place regarding whether the current officers were interested in continuing to serve in their current positions. Mr. Turocy noted that the Chairman would be the primary Planning Commission member to present the proposed zoning ordinance to Council. Ms. Chembars said that Councilman Lorenzini had thoroughly read the proposed ordinance and could help answer other Council members' questions when it is forwarded to Council. Discussion continued regarding how the proposed ordinance would be presented to Council.

**Motion:**

Mr. Turocy made a motion, seconded by Mr. O'Donnell, to keep the same Planning Commission officers as follows:

Chairman - Ms. Rebecca Chembars

Vice Chair - Mrs. Cheryl Bakin

Secretary - Mr. Ed. O'Donnell

Motion carried unanimously.

**ESTABLISHMENT OF PLANNING COMMISSION MEETING DATES/TIMES FOR 2016****Motion:**

Mr. Turocy made a motion, seconded by Mr. O'Donnell, to set the 2016 Planning Commission meeting schedule on the second and fourth Wednesdays of each month from January through October 2016 at 7:00 p.m. The meetings on the second Wednesday of the month will be workshop meetings and the meetings on the fourth Wednesday of the month will be business meetings. There will be only one meeting each in November and December (because of the holidays) and will be a combined workshop/business meeting. November 2016's meeting will be held on November 16 (third Wednesday of the month) and December 2016's meeting will be held on December 14 (second Wednesday of the month).

Motion carried unanimously.

**CONTINUED REVIEW OF MATERIALS REGARDING THE REVISED GREEN TREE BOROUGH ZONING ORDINANCE.**

Mrs. Bakin said she was having several college students in her employ read through the proposed zoning ordinance for any comments or corrections. They had not yet completed their reviews, but would have some comments.

Mr. Turocy said that he had gone through the most recent version of the proposed zoning ordinance and had the following corrections:

**Article II - Definitions**

p. 3 - " Airport Elevation" should be placed before "Airport, Private" to be in the correct alphabetical order.

p. 4 - "Building Code Official/Code Official" should be placed before "Building Frontage" and "Building Height" to be in the correct alphabetical order.

p. 8 - "Development Plan" should be placed before "Development Plan" to be in the correct alphabetical order.

p. 11 - "Floodplains" within the definition of "Floodplain" should be one word, not two words. This would put "Flood Prone Area" before "Floodplain" to be in the correct alphabetical order.

p. 12 - "Forest Management Operations" should be placed before "Forestry" to be in the correct alphabetical order.

p. 12 - "Front Building Line" should be placed before "Frontage" to be in the correct alphabetical order.

p. 21 - "Planned Residential Development" and "Planning Commission" should be placed before "Plat" to be in the correct alphabetical order.

p. 22 - "Recreation, Commercial Indoor" should be placed before "Recreation, Municipal" to be in the correct alphabetical order.

p. 23 - "Restaurant, Carry-out" should be placed before "Restaurant, Fast Food" to be in the correct alphabetical order.

### **Article III - Zoning Districts**

p. 1 - 420-15 - Establishment of Zoning Districts: (5) - Neighborhood Commercial's abbreviation should be corrected to be "NC," not "CN."

p. 7 - 420-23 - Item that is listed as "(E) Accessory Uses" should be listed as "(C) Accessory Uses" for correct lettering. Item that is listed as "(C) Dimensional Requirements" should become "(D) Dimensional Requirements."

p. 15 - 420-27 - "Dimensional Requirements" on this page should be listed as "(D) Dimensional Requirements."

### **Article V - Supplemental Regulations**

p. 5 - Item "(E) Off-street parking as set forth in Article IX...:" should be corrected to read "(E) Off-street parking as set forth in **Article IV**..."

p. 28 - 420-95 (F) where it reads, "All off-street parking and loading areas shall be effectively screened in accordance with the provisions set forth in Section 420-40(A) of this Ordinance," should be changed to "All off-street parking and loading areas shall be effectively screened in accordance with the provisions set forth in **Section 420-40(A)(8)**." 420-40(A) is a rather lengthy section and it appears that only subsection (8) of this section applies to this issue.

p. 40 - 420-107 - Skilled Nursing Facility - Section (B)'s reference to "§420-40(A)" should be changed to "§420-40(A)(8)."

Upon further review of these items, Planning Commission noted that the reference uses the word "Section" in some areas and the symbol "§" in other areas. Planning Commission requested that Ms. Rosselli from Mackin go through the ordinance where there are section references and make it consistent one way or the other, either using the word "Section" or using the "§" symbol.

p. 43 - 420-114 - Wind Turbine, Large Facility - Item "(C)(5), (6), (7)" should be corrected to be Items "(C)(1), (2), (3)." The numbering of the subsections is incorrect.

Mrs. Bakin stated that Planning Commission was charged with reducing the number of zoning districts. The creation of the Mixed Use District impacts approximately eight to ten houses plus St. Margaret's Church. She asked Planning Commission if it might be more amenable to Council if the transitional Mixed Use District was eliminated and this area was zoned entirely Local Business. The permitted uses listed in the Mixed Use District could then be made into conditional uses. Ms. Chembars suggested that Mrs. Bakin ask Councilman David Lorenzini how the rest of Council might feel about it. Ms. Chembars noted that Councilman Mark Sampogna did not want that area along Greentree Road to be changed to any commercial district.

Mrs. Bakin said that another homeowner along Greentree Road in the proposed Mixed Use District would like to try to sell his property. They have had a number of renters in the house they own along Greentree Road. The home has not been kept up, and although they would like to see the property be rezoned for Mixed Use, they wish to sell it soon although it would probably not sell for a maximum amount. The house is located on 1-1/4 acres. Mr. O'Donnell said if they were able to sell it that perhaps the new owners might fix it up. Mrs. Bakin said another homeowner along Greentree Road in the proposed Mixed Use District owns approximately 1-1/4 acres with a couple of land-locked lots. They have also considered selling their property to build patio homes.

Mrs. Bakin asked about the residents' complaints on Cherry Street regarding water runoff problems that had occurred due to an addition to a home on Greentree Road. She said the two residents who had spoken of runoff issues are not directly behind the home that had built the addition and asked what type of runoff water problems they had had. Mr. Casadei replied that the house that had been impacted by water runoff was directly behind the house with the new addition and not the two residents who had complained about water problems. He felt they were concerned that a similar situation could occur if there was additional development to the homes along Greentree Road, but did not think that their properties were physically damaged. Mr. Turocy said that rezoning it to Mixed Use would not change the topography or the impermeable surfaces. Discussion continued regarding the houses in this area and stormwater management regulations.

### **ADJOURNMENT**

#### **Motion:**

**Ms. Chembars made a motion, seconded by Mr. McWilliams, to adjourn the meeting.**

**Motion carried unanimously.**

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Rebecca Chembars, Chairman

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Ed O'Donnell, Secretary

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