

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
JANUARY 24, 2018**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, January 24, 2018 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:

Harry Faulk, Assistant Borough Manager
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

Planning Commission's 2017 Annual Report

Ms. Chembars said she had no changes to the draft of the Annual Report, except to capitalize "Borough" in the last sentence. Following a discussion, Planning Commission agreed that the 2017 Annual Report was acceptable and should be submitted to Council.

APPROVAL OF THE MINUTES

December 13, 2017

Mr. Turocy made a motion, seconded by Mr. O'Donnell, to approve the December 13, 2017 minutes with the following corrections:

p. 5 - Change "Ms. Chembars felt that this ordinance applied more to a piece of property that has not yet been subdivided," to read, "Ms. Chembars felt that this ordinance did not apply here because uncertainty did not exist as to the boundaries."

Motion carried unanimously.

SD-02-17

Applicant, Pennsylvania American Water, requesting recommendation to Council for the consolidation of lots that they own into one lot at 500 Noblestown Road.

Mr. Joel Mitchell, Senior Project Manager from Pennsylvania American Water Company (PAWC) and Mr. Joe Tackett, Senior Manager for the Pittsburgh Region from PAWC were present to discuss the proposed plans for 500 Noblestown Road.

Mr. Casadei presented his comments to the applicant with a letter, dated January 24, 2018 as follows:

"The Gateway Engineers submitted a revised Subdivision Plan for the Pennsylvania American Water Company (PAWC) to consolidate a number of contiguous lots that they purchased in and around the warehouse/office building located at 500 Noblestown Road. I have reviewed the revised plan, dated December 4, 2017, and it appears that all of the comments from my December 8, 2017 letter have been addressed. I would like to present the following comments to the Planning Commission based on my review of the revised plan:

1. The lot line in the lower right hand corner appears to incorrectly be labeled as the boundary for the Local Business District. According to the Official Zoning District Map for Green Tree Borough, the district boundary should be between Lot 130 and Lot 131.
2. Since the district boundary will not have lot lines to describe the limits of the zoning districts, the district boundaries should be made more visible on this map so that it can be used in the future to distinguish the district boundaries. Perhaps a wide gray dashed line could be superimposed over the lot lines to describe the district boundaries."

Ms. Chembars said that there should be better labeling of the different zoning districts involved in the consolidation. It is currently difficult to differentiate the different districts on the current plan.

Ms. Chembars said that at the last meeting there was uncertainty as to whether the lots could be consolidated into one lot since there were several different zoning districts involved. The Borough Solicitor was asked about this issue and he replied that the consolidation can be done, but the plan must clearly show the locations of the different zoning districts. The Solicitor also stated that even if the lots are consolidated, the different zoning areas may only be used for the uses of the specific zoning districts. Discussion continued regarding the changes. Mr. Tackett said they had no problem in making all of the changes presented.

Motion:

Ms. Chembars made a motion, seconded by Mr. O'Donnell, to recommend SD-02-17, applicant, Pennsylvania American Water Company, for the consolidation of lots that they own into one lot at 500 Noblestown Road, contingent upon the changes to the drawing as discussed in the Borough Engineer's January 24, 2018 letter, and to depict the zoning districts more clearly on the drawings.

Motion carried unanimously.

SP-01-17

Applicant, Pennsylvania American Water, requesting approval for the development of its Green Tree Operations Center at the existing warehouse at 500 Noblestown Road.

Mr. Casadei said that although Planning Commission approved the site plan for the PAWC operations center at the December 13, 2017 meeting, he wanted to address one item that he felt had not been addressed. He presented a letter, dated January 23, 2018, regarding this issue:

"If you'll recall, at the December meeting, Planning Commission approved the site plans for the proposed PAWC Green Tree Operations Facility that will occupy the existing Walgreen's facility at 500 Noblestown Road, contingent upon the Gateway Engineers addressing all comments presented at the meeting. They submitted revised plans for review, and it appears that most of the comments have been addressed. However, I would like to present the following comment on the revised plans that doesn't appear to be completely addressed:

1. There was a comment to revise the parking aisles and spaces to meet the requirements set forth in Section 420-204 of the Codified Ordinances of the Borough of Green Tree, which is the Parking Ordinance. The spaces and aisles in the 90" head-in spaces and aisles appear to be up to standard, but there are still issues with the angled parking lots near Hanover Place. The angle of parking was not given, so I attempted to measure it using a protractor. According to my measurements, the parking spaces are angled 60". Table I, found in Attachment 2 of the Parking Ordinance, indicates that a one-way aisle for 60" angle parking shall be at least 17 feet wide. One of the aisle widths on the plan is shown to be 14 feet wide and the other is shown to be 15 feet wide, which does not meet the Parking Requirements."

Mr. Tackett stated that he would be meeting with the engineer from Gateway Engineers and he would ask him about this parking issue. He felt this issue could be addressed. Mr. Casadei said there is a 41-foot aisle width and the problem could easily be addressed by taking a foot or two off the aisle to make it work. It would require shifting things over.

Mr. Faulk said he had recalculated the number of parking stalls and agreed that there were 223 exterior parking stalls on the site. He said he had reviewed the revised photometric plan and found that they indicated that the footcandles diminished to zero at the property line.

Mr. Casadei asked that the applicants make those changes and send him three copies of the revised site plan.

ADJOURNMENT

Motion:

Mr. Turocy made a motion, seconded by Mr. O'Donnell, to adjourn the meeting.

Motion carried unanimously.

Rebecca Chembars, Chairman

Ed O'Donnell, Secretary

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