

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
JANUARY 26, 2022**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, January 26, 2022 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:

Cheryl Bakin, Chair

Firas Abdelahad

Al Erwin

Robert McWilliams

Jessica Swiech

James Turocy

Also Present:

Todd Carter, Code Enforcement Officer

Kim Beck, Stenographer

Absent:

Christine Short

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT – Ms. Bakin

Ms. Bakin had nothing to report at this time.

APPROVAL OF THE MINUTES

December 15, 2021

Mr. Abdelahad made a motion, seconded by Mr. Turocy, to approve the December 15, 2021 Planning Commission minutes with the following corrections:

Roll Call – Correct “Mr. Abdelaha” to “Mr. Abdelahad”

Pg. 3 – Correct “January 13” to “January 12”

Pg. 5- Correct “Cheryl” to “*Ms. Bakin*”

Pg. 5 – Change “if there was a junior member of council...” to “*see if there was interest in a student becoming a junior member of council...*”

Pg. 6 – “Green Tree Center” should be corrected to “*Crafton Children’s Corner in Parkway Center*”

Motion carried unanimously.

January 12, 2022

Mr. Erwin made a motion, seconded by Ms. Swiech, to approve the January 12, 2022 Planning Commission minutes with the following corrections:

Pg. 2 – Correct “no conflictions” to “*no conflicts*”

Pg. 2 – Correct “asked if she were aware...” to “*asked if she was aware...*”

Motion carried unanimously.

REVIEW OF THE PORTABLE STORAGE CONTAINER AND DUMPSTER ORDINANCE PROPOSED FEE SCHEDULE

Ms. Bakin stated that the Dumpster and Portable Storage Container ordinance was on the agenda this evening because David Lorenzini had asked Planning Commission to reconsider the fee schedule, particularly the cost associated with placing a dumpster on the street. Mr. Erwin stated that he had spoken with Mr. Lorenzini, who voiced his concern regarding areas like Rook, where residents did not have room to place dumpsters and portable storage containers on their property, and the fees associated with placing a dumpster in the street. Mr. Erwin said that it was stated in the document that the fees would be set by the borough rather than Planning Commission, and the proposed fee schedule was only a recommendation. Mr. Turocy pointed out that the fees that were being recommended by Planning Commission were considerably lower than the original proposed fees. After a discussion regarding the fee schedule, Planning Commission agreed to keep the same proposed fees on the fee schedule being recommended to Council.

Mr. Turocy stated that there were three corrections that needed to be made regarding the Portable Storage Container and Dumpster ordinance before it was recommended to Council.

Pg. 2 – A4 – “Dumpster should be emptied...” should be corrected to read “Dumpsters should be emptied...”.

Pg 2 – A7 – “If placed on a driveway the storage container...” should be corrected to read “If placed on a driveway the **dumpster**...”.

B Second line – “One large dumpster may be permitted to be placed on a borough street adjacent to the resident lot when there is no physical location...” should be corrected to read “One large dumpster may be permitted to be placed on a borough street adjacent to the residential lot **if** there is no physical location...”

Motion:

Mr. Abdelahad made a motion, seconded by Mr. Erwin, to recommend to Council the Portable Storage Container and Dumpster Ordinance with the proposed fee schedule, with the following corrections:

- 1. Pg. 2 – A4 – Correct the typo so the sentence reads “Dumpsters should be emptied...”**
- 2. Pg 2 – A7 – Change “storage container” to “dumpster”**
- 3. Pg 2 - Section B, Second Line - Correct the sentence so it reads, “One large dumpster may be permitted to be placed on a borough street adjacent to the residential lot if there is no physical location...”**

Motion carried unanimously.

Zoning Use Table

Ms. Bakin stated that in 2002, Act 43 was passed in the Pennsylvania Municipal Code regarding home-based businesses. In December of 2002, Green Tree passed Ordinance #1467, which followed the conditions stated in Act 43. Act 43 requires that all zoning ordinances in the Pennsylvania Municipalities classify no-impact home-based businesses in all residential zones of a municipality as a use permitted by right.

Ms. Bakin stated that Ms. Diersen (Borough Solicitor) recommended that the definition for home-based business, no impact be taken off the Zoning Use Table as a permitted use and instead be listed as an accessory use. Mr. Abdelahad asked what the possible ramifications of taking the definition of home-based business, no impact off the Zoning Use Table would be. Ms. Bakin stated that taking the home-based business, no impact off the Zoning Use Table would make it more difficult for people to find the definition and the Conditions of Use. She suggested that Planning Commission recommend that home-based business, no impact be listed as a permitted use on the table with an asterisk, with the asterisk directing to the definition for home-based business, no impact and Conditions of Use. Mr. Turocy suggested that Planning Commission reach out to Ms. Diersen to ensure that there wouldn't be any confusion between primary uses and accessory uses on the Zoning Use Table. Mr. Erwin said that according to Ms. Diersen's recommendation, home-based business, no impact should be taken off the Zoning Use Table because the current table only provides for primary uses. Mr. Abdelahad suggested that Planning Commission consider introducing the term "Accessory Use" to the Zoning Use Table to keep home-based business, no impact on the table.

Mr. Turocy suggested that Planning Commission recommend the addition of a legend on the Zoning Use Table to define the abbreviations "P" (permitted use), "CU" (conditional use), and "AU" (accessory use), to make it easier to read the table.

Ms. Bakin suggested that Planning Commission leave home-based business, no impact on the use table, with the understanding that Ms. Diersen would be reviewing their recommendation with Council and could remove it from the table if necessary.

Planning Commission had a discussion regarding where the definition of home-based business, no impact was located in the index of the Borough of Green Tree code book. Planning Commission determined that the definition of home-based business, no impact was too difficult to find, and should be added to the index of the code book.

Ms. Bakin noted that "High-Rise Apartment" was taken off the Zoning Use Table because it was also listed as "Dwelling, Multi-Family, High-Rise." After a discussion regarding the inconsistencies with the two high-rise apartment items on the table, Planning Commission agreed that "Dwelling, Multi-Family, High-Rise" should be listed as a Conditional Use in the Office Commercial, Service Commercial, and Light Industrial Zones. Ms. Bakin stated that the administrative office condensed the current Zoning Use Table and made it 5 pages instead of the current 17. She asked the members of Planning Commission if they had a preference as to which table should be recommended to Council. After a brief discussion, Planning Commission agreed to recommend the smaller, 5-page document to Council.

Continued Discussion of the Comprehensive Plan

Mr. Erwin stated that he and Ms. Bakin had a meeting with Michael Wheeler and Paul Bergman from Coldwell Banker Realty. They discussed what their clients were looking for when buying a home in the Green Tree area, including accessibility to the city and the airport, along with amenities, including parks, schools, and the pool. Mr. Wheeler and Mr. Bergman noted that the businesses along Greentree Road were unattractive and inaccessible, with a major lack of parking.

Mr. Erwin said that Mr. Wheeler offered to include a Comprehensive Plan survey for Green Tree residents in their monthly newsletter, which goes out to many of the homes in Green Tree. Planning Commission discussed different ways a survey could be distributed to residents, and how Planning Commission could collect the results.

Mr. Erwin stated that overall, the meeting was informative. Ms. Bakin noted that many of the houses in Green Tree are affordable and good for first time home buyers. She stated that Planning Commission

should build on the idea that Green Tree is accessible, has reasonable transportation, and has a good school system.

Ms. Bakin said that she had been in contact with PennDOT regarding the plans for the Parkway exit in Greentree. She said that due to the current weather, PennDOT was busy, but would be open to setting up a time to meet with Planning Commission in the spring. Ms. Bakin noted that it would be important to see what information had been collected by PennDOT in the past, even if there were no immediate plans to make changes to the exit.

Ms. Bakin asked Mr. Turocy if he had been able to find any information on the census data being released. Mr. Turocy noted that he hadn't been able to collect the information yet, and he wasn't sure if it had been released. Ms. Bakin said that she had contacts who thought they might be able to collect the census data for Planning Commission.

Mr. McWilliams said that he had not yet set up meetings with any of the local churches but would be starting the process and making phone calls soon.

Ms. Swiech said that Ms. Short was in the process of setting up a meeting with Dr. Stropkaj, the Superintendent of Keystone Oaks School District. Ms. Swiech stated that she was also in the process of setting up a meeting with Mr. Thomas, the Principal at Aiken Elementary. Planning Commission discussed some of the questions that would be important to ask when meeting with the administration of the local schools.

Ms. Bakin stated that it might be informative for Planning Commission to find out how many properties have been sold in Green Tree over the last year. Mr. Erwin said that he would reach out to Mr. Wheeler and Mr. Bergman at Coldwell Banker Realty to see if they had that information available.

Other Business

Mr. Turocy stated that tonight would be his last meeting as a member of Planning Commission. Due to being elected as a member of Council, Mr. Turocy decided that it was necessary for him to resign from Planning Commission. He said that David Rea had been chosen as the new Council liaison for Planning Commission, with Mr. Turocy chosen as a member of the committee. The members of Planning Commission congratulated Mr. Turocy.

Mr. Turocy noted that the Green Tree Public Library was selected as an American Star Library in 2021. He said that Planning Commission should consider the library when discussing recognized amenities that the Borough of Green Tree offers its residents. Ms. Bakin added that the current residents of Green Tree seem to know what amenities are offered in the borough, but many people outside of the borough, including potential home buyers, may not be aware of everything Green Tree has to offer.

Adjournment

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

Motion carried unanimously.

Cheryl Bakin, Chairman

Firas Abdelahad, Secretary