

**BOROUGH OF GREEN TREE
COUNCIL MEETING
JANUARY 30, 2017**

Call to Order / Silence for Meditation / Pledge of Allegiance

Green Tree Borough Council met on Monday, January 30, 2017 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania. In the absence of Council's President and Vice President, Mr. Panza conducted the meeting.

ROLL CALL

Members Present:

Mayor Edward A. Schenck
Rino Lindsey
David Lorenzini
John Novak
Ron Panza
David Rea

Also Present:

W. David Montz, Borough Manager
Cheryl Bakin, Green Tree Planning Commission
Deborah N. Gawryla, Stenographer

Absent:

Mark Sampogna
Arthur Tintori

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

REPORT OF GREEN TREE BOROUGH COUNCIL COMMITTEES

A. PLANNING & ZONING - Mr. Lorenzini

Review - Proposed Comprehensive Rezoning Ordinance as submitted by the Green Tree Planning Commission in March 2016.

Mr. Lorenzini said Council would be continuing its review of the Office Commercial District in the proposed zoning ordinance this evening. Council discussed the following items in the Office Commercial District with the following comments and actions:

CONDITIONAL USES

Animal Daycare

This item should be removed from this district.

Banquet Facility

This item would stay in the Office Commercial District, but additional supplemental regulations would need to be added for this use.

Bar / Tavern / Drinking Establishment

Mr. Montz recommended that this use not be permitted in the Office Commercial District. Mr. Lorenzini asked if the area along Noblestown Road that is currently marked as Office Commercial on the zoning map would be changed to Neighborhood Commercial since there is a bar in that area. Mr. Montz replied that the strip mall area of Noblestown would be changed to Neighborhood Commercial, but the other area along Noblestown, nearer to Foster Plaza, would remain Office Commercial. Mr. Novak asked about restaurants that serve alcohol. Mr. Montz said that the definition for restaurant is different from bar/tavern/drinking establishment. Discussion continued regarding how to determine the difference between a restaurant serving alcohol and a bar that serves food. Mr. Montz said he would review the definitions between restaurants, bars/taverns/drinking establishments, and night clubs and how

each would impact the businesses in this district. Mr. Lindsey suggested that the size of the establishment should be different between a restaurant and a bar.

Council agreed that restaurants should be allowed in the Office Commercial District, but did not feel the bars/taverns/drinking establishments were appropriate. After a discussion, Mr. Montz said that the definition of bar and the definition of restaurant were not very different. He suggested working on additional wording and regulations to differentiate the two. Some items that were suggested to separate the two uses were difference in permitted sizes, percentage of area for the bar, and percentage of alcohol served versus food. Mr. Rea asked about the possibility of microbreweries that are gaining in popularity. After further discussion, Mr. Montz said he would work on the definitions of these uses.

Mr. Lorenzini asked if bar/tavern/drinking establishment should remain in the Office Commercial District at this time as a conditional use. Mr. Montz said he would review the definitions and bring additional information back to Council and make a final decision on whether to leave it in the district or not.

Construction and Related Building Trades

Mr. Montz recommended removing this use from the Office Commercial District. Mr. Lorenzini asked how this would impact the businesses along Noblestown Road in this district. Mr. Montz said it could make them non-conforming uses, but would prevent a construction company with heavy equipment from moving into the office complexes. After a discussion, Council agreed to remove this item from the Office Commercial District.

Garden Center

Council agreed that this should be removed from the district.

Gasoline Stations

Council agreed that this should be removed from the district.

Night Club

Council agreed that this should be removed from the district. The hotels in this district often have bars and restaurants that are ancillary and provide this type of use.

Nursery and/or Greenhouse

Council agreed that this should be removed from the district.

Nursing and Personal Healthcare Facility

Mr. Montz said that additional conditions would need to be added to this type of use. Additionally, Nursing and Personal Healthcare Facility, Skilled Nursing Facility, and Independent Nursing listed in the proposed ordinance are all very similar. Mr. Montz said he would have to review the definitions of these three uses and try to determine if they were actually different types of uses or if they should be combined into one use. There might be state requirements differentiating these uses, but that needs to be explored further.

Restaurant, Carry-Out

Restaurant, Drive-Through

Restaurant, Fast Food

Council agreed that these three types of restaurants should be removed from this district, leaving in Restaurant, Full Service as the only type of restaurant that would be permitted in Office Commercial as a conditional use.

Vehicle Sales, Repair and Services

Council agreed that this use should be removed from this district.

Warehouse and Storage

Mr. Montz recommended that Warehouse and Storage should be kept in the Service Commercial District, but not the Office Commercial District. Warehouse and Storage does not fit into office complexes. After a discussion, Council agreed that this use should be removed from this district. Mr. Montz felt that Foster Plaza and Parkway Center office complexes should be kept as office parks and not become industrial parks.

(I) Dimensional Requirements

Mayor Schenck questioned the appropriateness of the lot width and other dimensions listed in item (I) of this section. He felt some of the dimensions were too small and should be wider. Mr. Montz said he would take a look at the area and see how these lot sizes worked. He agreed that they did look small. Discussion continued regarding lot sizes and widths in this district compared to other districts.

PERMITTED USES (Revisited from last meeting)

Private Club or Lodge

Mr. Lorenzini said that there had been a discussion at the last meeting as to whether to allow Private Club or Lodge in the Office Commercial District, but nothing had been decided. Some of the regulations that had been discussed regarding Private Club or Lodge were prohibiting adult entertainment, requiring larger setbacks, requiring social activities to be held inside, limiting hours of operation, etc. Mr. Lorenzini said Private Club or Lodge is permitted in the Neighborhood Commercial and Service Commercial Districts. After a discussion, Council agreed that Private Club or Lodge should not be permitted in this district.

Printing and Publishing Services, Limited

Mr. Lindsey questioned whether this should be a permitted use in the Office Commercial District. Mr. Lorenzini said that Council had previously decided that it would not be included in this district, but would be permitted as an ancillary use.

Wholesale Establishments

Although this item had previously been removed from the Office Commercial District, Council had felt it could be left in with a supplemental regulation requiring it to only be permitted on a state-maintained road, and the size of these establishments should be limited. These stipulations could be added to the supplemental regulations for Wholesale Establishments. Mr. Montz said he would discuss this with the Borough Engineer to come up with an acceptable size for such establishments.

Mr. Lorenzini asked if Warehouse and Storage should be put back into the Office Commercial District with the same regulations as Wholesale Establishments. Mr. Montz agreed that they could be similar uses, but he would have to review both definitions to determine what they include and whether they should be in this district or not. Discussion continued regarding what wholesale establishment businesses would fall in this proposed district.

Mr. Montz did not believe these uses would be needed in the Office Commercial District, but said he would need to do further review of the definitions and supplemental regulations to make a recommendation as to whether it should be in the Office Commercial District. Mr. Montz said that by creating fewer districts can create problems. He said there are problems with the businesses and uses along Noblestown Road that are in the proposed Office Commercial District. He pointed out several areas on the proposed zoning map that could have development issues.

Mr. Montz asked Council if they felt that Office Commercial District should be kept as close to office park regulations as possible. After a discussion, Council agreed that the Office Commercial District should be primarily considered as office park areas.

Mayor Schenck felt that a lot of the issues that have been discussed regarding various uses seem to require review and revision of many of the definitions and regulations. He suggested that review of the definitions would help better decide and define some of these uses and help determine the districts where they should be placed.

Mr. Montz said they were discussing whether Wholesale Establishments and Warehouses should be in this district. He felt if Council wished to maintain the office park concept for the Office Commercial District, then these uses should only be in the Service Commercial District, and Light and Heavy Industrial Districts. The few businesses along Noblestown Road that would be considered Wholesale Establishments in the proposed Office Commercial District would become non-conforming uses and the borough would deal with those businesses on an individual basis if they come up. Mayor Schenck said he did not disagree with what Mr. Montz was saying, but felt that the definitions needed to be worked on as the next step because it seemed that a number of them needed tweaking. This would make certain that the definitions fit the philosophy of the office park district they had been discussing.

After further discussion, Council agreed that both Wholesale Establishments and Warehouse & Storage should be removed from the Office Commercial District. Mr. Montz asked Council, and they agreed, that the Trumbull Drive (Light Industrial District), railroad (Heavy Industrial District), and Parish Street (Service Commercial District) areas should be the districts for industrial parks and their various uses.

Parcel Delivery

Mr. Lorenzini asked if this use should be removed from the Office Commercial District. Mr. Montz said he would look at this use and make a recommendation.

* * * * *

Mr. Montz said that cemeteries are included in the Recreation District, but the three existing cemeteries in the borough are not designated as recreational areas and they should be included in the Recreation District.

Council decided that the next review meeting of the proposed zoning ordinance would be held on Monday, February 20th at 7:30 p.m.

ADJOURNMENT

Motion:

Mr. Novak made a motion, seconded by Mr. Lindsey, to adjourn the meeting.

Motion carried unanimously.

Mark Sampogna, President

W. David Montz, Manager