

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
FEBRUARY 9, 2022**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, February 9, 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
Jessica Swiech
Christine Short

Also Present:

Todd Carter, Code Enforcement Officer
David Rea, Borough Council Member
Kim Beck, Stenographer

Absent:

Robert McWilliams

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT – Ms. Bakin

1. Ms. Bakin thanked Mr. Rea for attending the meeting this evening. Mr. Rea stated that he had served on Planning Commission before being elected to serve on Borough Council. He said that the Planning and Zoning Committee would be scheduling interviews to fill the vacant position on Planning Commission and asked if any members of the Planning Commission would be interested in sitting in on the interview process. Ms. Bakin thanked Mr. Rea for the suggestion and said that Planning Commission would be interested in having a representative present during the interview process to help make a recommendation to Council.
2. Ms. Bakin announced that Ms. Swiech had been reappointed to Planning Commission at the February 7 Council Meeting, with a term set to expire in December of 2025.
3. Ms. Bakin stated that the signed recommendations for the Portable Storage Container and Dumpster ordinance and the changes to the Zoning ordinance were sent to Judy Miller, the Borough Manager. She said that the ordinances would be submitted to the Allegheny County Department of Community and Economic Development (DCED), who would have 45 days to review the ordinances before sending them back to the borough. Ms. Bakin said it would most likely be another 45-60 days before Planning Commission would have the recommended changes from DCED to review.

CONTINUED DISCUSSION OF THE PROPOSED COMPREHENSIVE PLAN

Mr. Erwin said that he and Ms. Bakin met with people from Burns and Scalo Real Estate to get their feedback regarding the Comprehensive Plan. When asked if the representatives from Burns and Scalo Real Estate considered Green Tree to be a safe, viable community, they said yes, overall, but had some

concerns with the increase in drug use and lewd behavior they had been noticing in their parking lots. Ms. Bakin said that this was a concern that Chief Cleary has been working on.

The representatives from Burns and Scalo mentioned that during the summer months, many of their employees enjoy walking on Greentree Road during their lunch break and appreciate that the sidewalks have been repaired. They stated that the crosswalks near the parkway can sometimes be unsafe due to vehicles not paying attention to pedestrians crossing and suggested that the borough could look into ways to improve upon this safety concern. Ms. Bakin suggested that a flashing walk light be recommended at the intersection where Greentree Road meets the parkway to try to alleviate the pedestrian concerns.

Mr. Erwin said that when Burns and Scalo was asked about ideas to revitalize the Greentree Road corridor, they suggested facelifts to the buildings, which has been a common suggestion from other residents. Mr. Erwin said that when they met with Coldwell Banker, they were told that many of the businesses that rent space on Greentree Road don't stay very long due to lack of parking accessibility. Mr. Erwin suggested that a "parking in rear" sign could be put up in front of these businesses, as people visiting might not be aware that there is an additional parking lot in the rear of the buildings. Burns and Scalo also suggested that the borough should look into bringing in condominiums, apartments, breweries, and modern restaurants to draw in a larger, more diverse group of people.

Ms. Bakin stated that she and Mr. Erwin would be attending the Green Tree Garden Club meeting on February 10 to speak with the members about the Comprehensive Plan and pass out surveys for them to fill out. Ms. Short said that she was the president of the Woman's Civic Club and volunteered to speak about the Comprehensive Plan and pass out surveys at their next meeting. When asked about the Rotary Club, Ms. Short said she would reach out to individuals involved in the Rotary Club and ask them to distribute surveys at one of their upcoming meetings.

Ms. Bakin said that she was working on setting up a meeting between Planning Commission and PennDOT, either at a PennDOT office or during a future Planning Commission meeting.

Ms. Short stated that she had been in contact with Dr. Stropkaj, the Superintendent of Keystone Oaks School District, and was hoping to have a meeting set up with him soon. She said that Dr. Stropkaj seemed interested in the possibility of having a student get involved in becoming a junior member of Council. Mr. Rea stated that it had been at least 8-10 years since Council has had a junior member. Ms. Bakin suggested that if a student didn't want to commit to attending all the council meetings, they could look into having a student who was interested in attending some Planning Commission meetings. Mr. Erwin noted that in the previous Comprehensive Plan, Mackin Engineering had a summary of the community meetings, and Planning Commission had met with students in the schools rather than having them attend meetings. Ms. Bakin stated that it was difficult to schedule a time to have students come to the borough building, so they worked around their schedules and had the meetings in the school.

Mr. Erwin said he had read through the list of "stakeholders" listed in the previous Comprehensive Plan and asked if there were any groups listed that Planning Commission should consider speaking with at this point in the process and mentioned the Rotary Club, Boy Scouts, and Girl Scouts. Ms. Short said she believed that Green Tree had a Girl Scout troop but wasn't sure if there was currently a Boy Scout troop in the borough. Ms. Bakin stated that there were several groups of people listed in the previous Comprehensive Plan, including the Wheeling and Lake Erie Railroad and the Port Authority, that Mackin Engineering had direct contact with. She said that Planning Commission would have to do some research to see if they would be able to find contacts for those groups.

Mr. Abdelahad said that he and Mr. McWilliams hadn't made contact with any churches yet but would begin that process. He stated that he did not see any churches listed on the previous Comprehensive Plan. Ms. Bakin said that Planning Commission was able to add additional groups to the previous list, as necessary.

She said that with the recent population changes, having a connection with the local churches could be an important resource for Planning Commission to consider.

Ms. Bakin asked Mr. Rea if Council had appointed a liaison to Char-West Council of Governments (COG). Mr. Rea stated that at this time, he was not aware of there being a liaison appointed, but that he would look into it. Mr. Rea suggested that Planning Commission consider making contact with local Representatives, including State Representative Dan Deasy, U.S. Representative Conor Lamb, and District Magistrate Craig Stephens to discuss the Comprehensive Plan.

Mr. Erwin stated that when they spoke with Mike Wheeler and Paul Bergman of Coldwell Banker, they had offered to include Planning Commission's survey in their monthly newsletter but they were wondering how residents would be able to send back their results. Planning Commission discussed different options for the survey, including using the mail, linking the survey on the website, and printing a QR code on the physical surveys to give residents the option to complete the survey online.

Mr. Abdelahad asked if Planning Commission should consider speaking with local restaurants regarding their thoughts and concerns regarding Green Tree. Ms. Bakin said that it would be a good idea to speak with local restaurants to find out if they feel they are being constrained by lack of parking or access to Greentree Road.

Mr. Erwin asked if Planning Commission should consider having a second public meeting. Ms. Bakin said that another public meeting would be considered once Planning Commission received more information from residents and local businesses. Mr. Erwin suggested that Planning Commission reach out to more local businesses with copies of the current survey, to get more input and information without scheduling meetings.

Mr. Rea asked how Planning Commission would be using the feedback that is being collected from residents and local businesses. Ms. Bakin stated that Planning Commission would be compiling the results of the surveys to determine what changes or additions should be included in the revised Comprehensive Plan. Mr. Rea asked if a consultant was being hired to assist in revising the plan. Ms. Bakin stated that at this point, Planning Commission was working on the Comprehensive Plan on their own but would consider hiring a consultant in the future if it is necessary.

ADJOURNMENT

Ms. Short made a motion, seconded by Ms. Swiech, to adjourn the meeting.

Motion was carried unanimously.

Cheryl Bakin, Chairman

Firas Abdelahad, Secretary