

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
FEBRUARY 10, 2016**

CALL TO ORDER

Green Tree Planning Commission met on Wednesday, February 10, 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
Robert McWilliams
James Turocy

Also Present:

Louis A. Casadei, P.E., Borough Engineer
David Lorenzini, Council Member (arrived 7:45 p.m.)
Deborah N. Gawryla, Stenographer

Absent:

Tom Bean
Paul Kirsch
Ed O'Donnell

APPROVAL OF THE MINUTES

December 16, 2015

Motion:

Mr. Turocy made a motion, seconded by Mr. McWilliams, to approve the December 16, 2015 Planning Commission minutes with the following corrections:

p. 2. - Change "Mrs. Bakin suggested that Planning Commission review the proposed plans at this time, assuming the Zoning Officer would approve that Robertson's use," to " Mrs. Bakin suggested that Planning Commission review the proposed plans at this time, assuming the Zoning Officer would approve that Robertson's *continued* use."

p. 5 - Change "Ms. Chembars felt there would be one tower with a collocation box for every different business utilizing the tower, up to five different users," to "Ms. Chembars *speculated that* there would be one tower with a collocation box for every different business utilizing the tower, up to five different users."

p. 7 - Under the "Other Business" section, correct, " Ms. Chembars said that the election of Planning Commission officers for 2016 and the establishment of meetings for 2016 be placed on the January 13th agenda," to " Ms. Chembars said that the election of Planning Commission officers for 2016 and the establishment of meetings for 2016 *would* be placed on the January 13th agenda."

Motion carried unanimously.

January 13, 2016

Motion:

Mrs. Bakin made a motion, seconded by Mr. Turocy, to approve the January 13, 2016 Planning Commission minutes with the following correction:

p. 4 - Change "Mr. Turocy said that rezoning it to Mixed Use would not change the topography or the impermeable surfaces," to "Mr. Turocy said that his understanding was that the change in the Mixed Use District would not change the topography or the impermeable surfaces."

Motion carried unanimously.

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT

Ms. Chembars had nothing to report at this time.

CU-01-16

Applicant, ExteNet Systems, Inc., requesting recommendation to Council for the installation of a telecommunication antenna on the top of a utility pole located at 1037 Greentree Road.

Ms. Chembars said that Planning Commission had received the conditional use application, antenna installation information, and the Borough Engineer's review letter. Mr. Casadei said that the Borough Manager had informed the applicant that it was not necessary to attend this meeting since they had submitted similar applications numerous times prior to this one. Since the last telecommunication antenna application, Council passed the new antenna ordinance on February 1, 2016, and this application should be reviewed under the requirements of this ordinance. Mr. Casadei said he had reviewed the information provided by ExteNet under the newly passed guidelines of the antenna ordinance as well as the conditional use requirements. He had three comments in his 2/8/16 review letter, as follows:

"Section 420-176(G) has specific wind load requirements that must be met and a note should be placed on the drawing stating that the proposed antenna and equipment meets the wind load requirements included in the ordinance."

Mr. Casadei said that the plans still needed to be stamped by an engineer. If a note regarding the wind load requirements is added to the drawing and the drawing is stamped, it will confirm that the engineer has found that the antenna and equipment meet the necessary wind load requirements.

"Sections 420-176(I) and (J) contain insurance requirements stating that the Borough must be an additional insured and held harmless."

Mr. Casadei said the applicant must provide an additional insurance certificate to the Borough stating that this location is covered. ExteNet said they would provide this.

"The drawing must be stamped by an engineer."

Mr. Casadei said he had spoken to ExteNet about all three of these comments and they indicated that they would be addressed promptly. The drawing will be revised to include the wind load note and stamped, and the insurance requirements will be provided to the Borough. Mr. Casadei said that he had found the rest of the application to be acceptable and he had no other comments.

Ms. Chembars asked if the location indicated on the application was the correct address. Mr. Casadei said that he had not checked the address himself, but he assumed that when the antenna

is installed it would be at that address. Ms. Chembars said that ExteNet should verify that they have provided the correct address prior to submitting the application. Discussion continued regarding a previously proposed installation that had been submitted with an incorrect address.

Mr. McWilliams noted that "Green Tree" was incorrectly spelled on the drawing. Discussion continued regarding the details of installing a new pole on Greentree Road.

Motion:

Ms. Chembars made a motion, seconded by Mr. McWilliams, to recommend to Council the approval of CU-01-16, applicant, ExteNet Systems, Inc., a conditional use application for the installation of a telecommunication antenna on the top of a utility pole located at 1037 Greentree Road, subject to the following:

- 1) Make the changes indicated in the Borough Engineer's review letter, dated 2/8/16.**
- 2) Correct the spelling of "Green Tree Borough" on page 1 of the plans.**

Motion carried unanimously.

CONTINUING REVIEW OF MATERIALS FROM MACKIN ENGINEERING REGARDING THE REVISED GREEN TREE BOROUGH ZONING ORDINANCE

Mrs. Bakin said she had the following changes/corrections to the proposed zoning ordinance:

Article III, p. 15 - Add (D) Dimensional Requirements to this section.

In some sections of the ordinance the word "Section" is used; in other areas the symbol "§" was used to indicate "Section." Either is acceptable, but it should be consistent throughout the ordinance. Planning Commission agreed and asked that Ms. Rosselli from Mackin make these changes.

Mr. Lorenzini arrived at this time (7:45 p.m.).

Article V, p. 43 - Correct the lettering from (C)(1), (2), (3) to (C)(5), (6), (7).

Mrs. Bakin said she had met with the Borough Manager and also received comments from Mr. Lorenzini regarding the Mixed Use District. She had also discussed the proposed Mixed Use District with her neighbors who currently reside in the area in the proposed Mixed Use District. Based on this input, Mrs. Bakin said she was proposing the following changes to the Mixed Use District for Planning Commission's consideration:

Eliminate entirely:

- Convenience Store
- Retail less than 7,000 square feet"

Change the following from Permitted to Conditional Use in the Mixed Use District:

- Bed & Breakfast Inn
- Business Services
- Catering Business

- Church / Place of Worship / Religious Institution
- Day Care Center, Adult
- Day Care Center, Child
- Educational Institution
- Family Day Care Home, Adult
- Family Day Care Home, Child
- Garage, Community
- Home Occupation
- Office
- Personal & Business Services
- Printing & Publishing Services, Limited

Mrs. Bakin said with this change the permitted uses in the Mixed Use District and the Single Family Residential District would be identical. All additional, commercial uses in the Mixed Use District would become conditional uses and would require a review by Planning Commission, Council, and a Public Hearing.

Ms. Chembars asked why Convenience Store and Retail less than 7,000 square feet would be eliminated entirely. Mrs. Bakin said that the removal of these uses prevents the possibility of consolidating several properties to build a gas station/convenience store such as a BP or GetGo, or a drug store such as a Walgreens, CVS, etc.

Mr. Lorenzini stated that he has discussed the proposed zoning ordinance with a number of council members. He said that Council did not have many concerns with the ordinance except for the Mixed Use District. Some Council members were opposed to the Mixed Use District because of the comments made at the Public Meeting by several Cherry Way residents. Mr. Lorenzini said he has been trying since August 2015 to contact one resident on Cherry Way who had been the most outspoken against the district. He had hoped to be able to discuss the specific reasons and concerns for his opposition and work on solutions to the issues. He has called him about four different times and left messages asking him to call back. The resident even answered the phone once on January 4, 2016, said he was on another line and would call Mr. Lorenzini back, but never did.

Mr. Lorenzini said one Cherry Way resident had expressed concern at the Public Meeting about possible water runoff from Greentree Road onto Cherry Way. He had checked, and the borough will not provide sewer or drainage improvements in this area. Discussion continued regarding ways that this might be addressed, such as through conditional use requirements.

Ms. Chembars asked if the ordinance contained conditions for the various uses that Mrs. Bakin had proposed to be moved to conditional use in the Mixed Use District. Mr. Lorenzini said that concern about increased traffic for this district does not apply since any business in this area would be low traffic business, such as doctors, dentists, CPAs, etc. Mrs. Bakin said that the changes she was proposing for the Mixed Use District would give those who own property in this area the hope that there can be expanded use.

Mrs. Bakin suggested that the area on one side of the road along Greentree Road between Pocono and Carnahan that is currently zoned residential should be zoned as Mixed Use. The other side of the road in this area has been zoning commercial for many years. By changing this area to Mixed Use would allow the larger properties on that side of the road the ability for expanded use, in

particular, the large pink house that developers have shown an interest in developing into a bed & breakfast. Planning Commission and Mr. Lorenzini reviewed the location and sizes of the properties in this area. Ms. Chembars said that zoning these areas for Mixed Use instead of Residential addresses the fact that these areas are transitional areas.

After further discussion, Planning Commission agreed to Mrs. Bakin's suggested amendments to the Mixed Use District, removing Convenience Store and Retail less than 7,000 square feet, and making the other uses listed earlier as conditional uses. It would make the Mixed Use District a less invasive use, but allow transitional areas along Greentree Road that are currently next to commercial districts. The one side of Greentree Road from Pocono to Carnahan will become Mixed Use, along with the other area of Greentree Road between Warriors and Mansfield. Planning Commission continued to discuss the details of the changes being made to the proposed Mixed Use District. Planning Commission members felt that these changes were a good compromise that could help gain Council's acceptance of this district.

Mr. Casadei asked if there was much of a difference between the Mixed Use and the Neighborhood Commercial Districts. Ms. Chembars said that Residential to Mixed Use is a much less intense change than Residential to Neighborhood Commercial. Those areas proposed to become the Mixed Use District will be a better transition between the businesses in the Neighborhood Commercial District areas along Greentree Road.

Mrs. Bakin suggested changing the name of the Mixed Use District to the Transitional Mixed Use District to better convey the idea that these areas are transitioning from residential to a limited possible business use. Ms. Chembars said the title Mixed Use implied both residential and limited commercial use. She did not like using the word Transitional because she thought it might imply a future transition to all commercial usage.

Mr. Turocy said Planning Commission could request that Ms. Rosselli from Mackin could make these changes in the ordinance, chart, and zoning map and Planning Commission could review these changes again after they have been made. Ms. Chembars agreed and said that Ms. Rosselli should be asked to make these changes and provide a revised draft for Planning Commission to review at the next meeting.

Mr. Lorenzini said he would inform Council of the proposed changes. Ms. Chembars anticipated that Planning Commission should be able to recommend their final draft to Council by March. She hoped that the changes being made to the Mixed Use District would address Council's major concerns.

Mr. McWilliams questioned how the residents on Avacoll, whose homes abut the proposed Mixed Use District between Pocono and Carnahan, would react to this change to Mixed Use. Ms. Chembars said that by changing the transitional commercial uses to conditional uses in the Mixed Use District would allow abutting property owners to attend the required public hearings and give input on any new use that was interested in moving into the area.

Mr. Lorenzini said that Council's primary issue with the proposed zoning ordinance was the creation of the Mixed Use District, but that changes that were made this evening should help. Ms. Chembars asked that Ms. Rosselli provide Planning Commission with supplemental regulations for the uses in the Mixed Use District that are becoming Conditional Uses. She said that some of

the uses that were moved to Conditional Use this evening might already have conditions, but others will need to have conditions added for the Mixed Use District.

ADJOURNMENT

Motion:

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

Motion carried unanimously.

Rebecca Chembars, Chairman

Ed O'Donnell, Secretary

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