

**BOROUGH OF GREEN TREE  
COUNCIL MEETING  
FEBRUARY 19, 2018**

**Call to Order / Silence for Meditation / Pledge of Allegiance**

Green Tree Borough Council met on Monday, February 19, 2018 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania.

**ROLL CALL**

*Members Present:*

Mark Sampogna, President  
Rino Lindsey  
David Lorenzini  
John Novak  
David Rea  
Arthur Tintori

*Also Present:*

W. David Montz, Borough Manager  
Deborah Gawryla, Stenographer

*Absent:*

Edward Schenck, Mayor  
Ron Panza

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**MAYOR'S REPORT - Mayor Schenck**

In the absence of Mayor Schenck, there was no report this evening.

**REPORT OF GREEN TREE BOROUGH COUNCIL COMMITTEES**

**A. PLANNING & ZONING - Mr. Lorenzini**

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

Mr. Lorenzini turned the ordinance review over to Mr. Montz. The following sections and items were reviewed.

**DEFINITIONS & TERMS**

**Abandonment of a non-conforming use, building or structure**

Mr. Montz stated that this definition would have to be worked into the Non-Conforming Use section of the proposed ordinance.

**Animal Day Care / Kennel**

Mr. Rea asked if Animal Day Care and Kennel were the same definition. Mr. Montz replied that Animal Day Care does not provide overnight services, but a kennel would. Animal Day Care is not a 24-hour service.

**Antenna Support Structure**

Mr. Rea asked if other types of data transmission, and not just radio frequency, should be included in this definition. After a review, Mr. Montz said he would review this definition to see if other types of transmissions, such as cell service, etc., should be included.

**Bank / Financial Institution**

Mr. Rea asked if Bank and Financial Institution definitions were the same. Mr. Lorenzini said it could also include a credit union. After a discussion, Mr. Montz said he would look into these definitions and determine if both were needed. He said if both were not needed, he would prefer to use the term Financial Institution to cover these uses.

**Building Frontage / Front Building Line / Building Setback Line**

Mr. Rea asked if these three uses were the same. Mr. Montz said that Building Frontage and Front Building Line were different. After a discussion, he said he would review Building Setback Line and Front Building Line definitions with the Borough Engineer to determine if both definitions were needed.

Mr. Montz said he had found better setback figures that were used by another municipality that could be used in the proposed ordinance.

**Compressor Station**

Mr. Rea said that there was a definition for Compressor Station, but there are a number of other references to Compressor Station under Gas, Natural Gas, Oil, etc., and he said these might be redundant. Mr. Sampogna said that some of these are references to the Compressor Station definition. He said they should be left in to help those seeking information to reference the definition.

**Conditional Use**

Mr. Lorenzini asked if the word "denied" should be removed from the definition based upon Planning Commission discussions. Mr. Montz said the definition was taken from the Municipal Planning Code and includes the word "denied." Council agreed it should be left in the definition.

**Day Care Center, Adult / Family Day Care**

Mr. Rea asked if these two definitions were redundant. Mr. Lorenzini said that Day Care Center, Adult is licensed by the government and usually has more than five persons, whereas Family Day Care is limited to five adults.

**Distributed Antenna System (DAS) / Antenna Tower**

Mr. Rea asked if these two definitions were the same. Mr. Sampogna said that DAS are the smaller antenna systems, such as the ones installed by ExteNet, so they are two different things.

Mr. Rea said there is no definition for Communication Antenna. Mr. Lorenzini said that Council had passed an ordinance regarding Communication Towers & Antennas in 2016, after Planning Commission had sent the proposed ordinance to Council, so the new definitions from the 2016 ordinance were not added to the proposed zoning ordinance. Mr. Montz said he would review this to see what needed to be added.

**Drive-Through Facility**

The note "Not in body of ordinance" should be removed.

**Educational Institution**

Mr. Rea asked if the term "primary use" should be added to the definition. Mr. Montz said that an Educational Institution could be an entire building or only a floor of a larger building and not necessarily the primary use of the entire building. After a discussion, Council decided that nothing needed to be changed in this definition.

**Essential Communications Antenna and/or Tower**

Mr. Montz confirmed that this definition only applied to those communications that were used by the borough or a government or emergency agency.

**Group Home / Day Care, Adult**

Mr. Rea asked if these definitions were the same. Mr. Montz said that the Group Home definition should be left in the ordinance. It referred to those homes where disabled individuals live together under supervision. Mr. Rea asked if Institutional Home was different than a Group Home. Mr. Montz replied that it was different.

**Monopole**

It was determined that there were different types of towers and each had a separate definition. After a discussion, it was determined that more information was needed for this definition and the typo in the last line should be corrected.

**Development / Land Development**

When asked, Mr. Montz said these were two different definitions.

**Manufacturing, Heavy / Manufacturing, Light / Printing**

Mr. Rea said that there are a lot of heavy manufacturing that would not be visible outside of a building because they are clean and not noisy or hazardous. Mr. Montz said he would review it to determine if something could be added to the ordinance to specify how a heavy manufacturer would impact neighboring businesses. Discussion continued regarding various types of manufacturing that would not be visible or heard outside of the business itself.

Mr. Rea said that printing is a form of manufacturing, but it is defined separately. Mr. Lorenzini said that printing is permitted in Office Commercial, but heavy and light manufacturing is not permitted. Discussion continued regarding additional ways to define the difference between the two types of manufacturing, and the difference between manufacturing and assembling. It was decided that the two types of manufacturing should remain in the districts they are currently assigned.

Mr. Montz said that Printing/Publishing, Large Scale Services definition could be eliminated because it would fall under the Manufacturing definition.

**Motor Home / Recreational Vehicle**

Mr. Rea asked if these definitions were redundant. Mr. Montz said he would look at these definitions carefully and make a determination.

**Personal Care Facility**

Mr. Rea asked if this was the same use as Personal Care Facility, Assisted Living, or Skilled Nursing Facility. Mr. Lorenzini said that the Solicitor had indicated there was a

slight difference between each one. Mr. Montz said he would review these definitions to determine if any of them were redundant.

**Sexually Oriented Businesses**

Mr. Montz noted that there were a few typos throughout these definitions that would need to be corrected.

**ZONING DISTRICTS**

**Single Family, Residential**

After a review, Council agreed that this district's section in the ordinance was satisfactory.

**Multi-Family, Residential**

Mr. Montz stated that Family Day Care Home, Adult and Family Day Care Home, Child should be removed from this district.

**Rural Residential**

Mr. Lorenzini stated that Wind Energy Equipment should be removed from this district. Mr. Montz said that the minimum lot area is 1.5 acres in this district because the area in is very sloped.

**Neighborhood Commercial**

Mr. Lorenzini said this district is located in the business area along Greentree Road, the business area along Noblestown, and the small business area farther up Greentree Road near Orchard. Council reviewed the proposed zoning map. Mr. Rea suggested that the homes between Pocono and Carnahan that are currently in this district should be rezoned as Single-Family, Residential. Mr. Montz described the limitations for these homes to actually be used for business uses. Discussion took place regarding this area.

Mr. Montz said that the owners of the homes in the Commercial District between Pocono and Carnahan would have to be asked if they would like to have their homes rezoned to Residential. It could risk the problem of some homes wishing to remain commercial and others wanting to switch to residential. Discussion continued regarding this area.

Council said they would like to see the homes between Pocono and Carnahan that are currently in the Neighborhood Commercial district be rezoned as Residential, Single-Family. Council discussed the possibility of contacting the owners of these homes regarding whether they would like their homes to be rezoned as residential or keep them commercial and would consider it at a later time.

**Service Commercial**

Mr. Lorenzini stated that Parking Lot needed to be added as accessory use in this district. Mr. Montz said that Hospital was removed as a use in this district since there is only one ingress and egress.

Mr. Rea asked why patio homes were permitted in Service Commercial. Mr. Montz said there is a fair amount of undeveloped flat area in this district. It was recommended to him because most people are at work during the day when the nearby businesses are busy, but it becomes quieter at night when those living in patio homes would most likely

be home. Mr. Lorenzini said this area is likely to be the only remaining undeveloped area where some sort of residential living could be constructed. Mr. Lindsey questioned why the minimum lot area in this district was 30,000 square feet. Mr. Montz said he would look at this number. Discussion continued regarding the uses in this district.

Mr. Lindsey asked about the transit shelters listed in all districts as permitted. After a discussion, it was decided that transit shelters should be an accessory use and not a permitted use and should only be permitted on state-maintained roads in the borough.

### **Recreation**

After a review, Council decided that transit shelter could be a permitted use in this district, and not an accessory use, since many of the parks do not have other structures on them. If transit shelters were only permitted on state-maintained roads, the only Recreation area where a transit shelter could be placed would be at the entrance to the Nature Center on Greentree Road. Discussion continued regarding accessory uses.

### **Office Commercial**

Mr. Sampogna asked about a catering business being a conditional use instead of a permitted use. Mr. Lorenzini did not think that a catering business needed to be a conditional use. He said that a catering business sends foods out to other locations, whereas a banquet facility has people coming to the location.

Mr. Rea asked if Home Occupation would change if some of the zoning was changed. Mr. Montz replied that Home Occupation would remain the same.

Mr. Lorenzini said the Nursing and Skilled Nursing Facility were listed as conditional uses in this district, while Independent Living Facility and Personal Care Facility were listed as permitted uses. Mr. Lorenzini said the Solicitor had stated that although these uses might appear to be similar, they are different and should all be kept in the ordinance. Mr. Montz said that he and the Solicitor will be reviewing these definitions again and he will check with him to verify if there are any redundancies.

Personal and Business Services, which is permitted in Office Commercial, should be an ancillary use.

Laundromat should be removed.

Mr. Lorenzini asked whether Parcel Delivery Facility should be permitted in this district. Currently the large parcel of land on Mansfield where Pennsylvania Macaroni Company is located could be a good location for a Parcel Delivery Facility. After a discussion, Council decided that a Parcel Delivery Facility could be removed from the Office Commercial District and left in the Light Industrial District with the regulation that it must exit onto a state-maintained highway.

After a discussion regarding the minimum lot area in this district, Mr. Montz said he would take another look at this number to determine if was too big.

Bar/Tavern/Drinking Establishment under Conditional Use should remain in this district.

Warehouse and Storage should be removed from this district.

Mr. Lorenzini said that four ancillary uses should be added to this district: Restaurant Full Service, Convenience Store, Car Rental, and Personal Business Services.

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Mr. Lorenzini said that if the changes discussed this evening are made, then the Districts would be completed. That would leave approximately three more sections to be reviewed to complete the process.

Mr. Montz said he would have a preliminary zoning map drawn up for Council's review. He thanked Council for these review meetings, which have been very productive and have raised a number of issues that have helped clarify items in the ordinance.

**ADJOURNMENT**

**Motion:**

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

**Motion carried unanimously.**

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Mark Sampogna, President

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W. David Montz, Manager

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