

**BOROUGH OF GREEN TREE
COUNCIL MEETING
FEBRUARY 20, 2017**

Call to Order / Silence for Meditation / Pledge of Allegiance

Green Tree Borough Council met on Monday, February 20, 2017 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania.

ROLL CALL

Members Present:

Mayor Edward A. Schenck
Mark Sampogna, President
David Lorenzini
John Novak
Ron Panza
David Rea
Arthur Tintori

Also Present:

W. David Montz, Borough Manager
Colin Cleary, Chief of Police
Cheryl Bakin, Green Tree Planning Commission

Absent:

Rino Lindsey

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 proposed zoning ordinance this evening. Tonight Council would be reviewing the Service Commercial District and the Recreation District. Council discussed the following items in the Office Commercial District with the following comments and actions:

SERVICE COMMERCIAL DISTRICT

Patio Homes

Mr. Montz suggested that Patio Homes be added to this district. There is an undeveloped area in this district that would be conducive to the construction of Patio Homes and this type of housing does not currently exist in the borough. Patio Homes are high-end, one-level residences. Mr. Sampogna said that Patio Homes are not currently in the proposed ordinance and they would have to be added, along with a definition. Discussion continued regarding Patio Homes. Council agreed that Patio Homes should be added to the Service Commercial district.

Banks

This item should be removed from this district.

Convenience Store

This item should be removed from this district.

Essential Communications Antenna / Tower

This item should be removed from this district.

Essential Public Service Installation

This item should be removed from this district.

Garage, Parking Structure

This item should be removed from this district.

Parking Lot

This item should be removed from this district. They would be permitted as an ancillary use to a building, but not as a stand-alone structure.

Retail Stores

Mr. Montz said that the permitted use of Retail Stores needed to be cleaned up. The district currently includes three different sizes of Retail Stores, which basically permits any size of Retail Store to be built in this district. Mr. Lorenzini said that all the references to Retail Stores should be left in at this time until additional changes are made to the definitions, and then decisions can be made. Discussion continued regarding this district and the different requirements between wholesale and retail licenses regarding a distributorship business in this area. Mr. Lorenzini requested that consideration should be given to wholesale delivery businesses with special review regarding liquor distribution when the definitions and regulations are reviewed.

Bar / Tavern / Drinking Establishment

This item should be removed from this district.

Golf Driving Range

Mr. Montz suggested that the definition or title of the Golf Driving Range might be changed to include more of an overall general entertainment center and allow a general social area.

Hospital

This item should be removed from this district. With only one area for ingress and egress, this could be problematic for emergency vehicles and emergency management purposes.

Wind Energy Equipment - Small Wind Facility

This item should be removed from this district.

Oil and Gas Wells

Mr. Rea asked if this use was listed in other districts in the borough. Mr. Lorenzini replied that Oil and Gas Wells are conditional uses in Office Commercial, Service Commercial, Light Industrial, and Heavy Industrial Districts. Mr. Rea asked if there was a minimum lot size. Mr. Montz said that there is a section on Oil and Gas Wells in the proposed ordinance. Mr. Novak said that there are probably also state regulations covering oil and gas wells. Discussion continued regarding oil and gas wells.

Tattoo Parlors

Mr. Sampogna suggested that Tattoo Parlors be added to this district as a conditional use. There is a definition for Tattoo Parlors, but they are not listed in any district. Mr. Lorenzini said that there were several uses that had been discussed that needed to be added at a later time, i.e., tobacco shops, landscaping businesses, tradesmen, etc. Mr. Montz said a

"catch all" section needed to be added to the ordinance to address those businesses that are not listed to protect the borough from being exclusionary since there is no way to be able to include all businesses. He had discussed this issue with the Borough Solicitor.

(D) Dimensional Requirements

Mr. Montz said that lot sizes needed to be reviewed and possibly made larger. Mr. Sampogna asked if this would impact the possible addition of Patio Homes in this district. Mr. Montz replied that most Patio Homes are built on one lot under a single condo association, but he would check into this further.

Mayor Schenck questioned whether the maximum building height of 80 feet was too high for this district. Mr. Montz said that the lot sizes and heights would need further review and he would provide revisions to these numbers at another meeting.

RECREATION DISTRICT

Mr. Montz stated that the Recreation District seems to be missing a number of areas that should be zoned for recreation. Mr. Montz said that all of the borough's parks should be included in this district. Mr. Lorenzini said he was of the understanding that a single lot could not be zoned differently because this is spot zoning. Mr. Montz felt that it could be done for recreational purposes since these areas are already parks, and some have restricted deeds. Additionally, the various cemeteries in the borough, Sodini Park, Rook Park, and the vacant Hawthorne/Kenmore lot should be part of the Recreation District. He noted that although the area encompassing Wilson Park is larger than the other properties previously mentioned, it could be considered spot zoning, too. Mr. Sampogna asked if cemeteries needed to be designated in a particular district since they cannot be sold off. Mr. Montz said that the Greentree Road Cemetery is already designated as being in the Recreation District and either all the cemeteries in the borough should be designated in this district, or none of them. Mr. Lorenzini said that the representative from Mackin, who originally created the ordinance, had indicated that it could not be done because it would be considered spot zoning. Discussion continued regarding the Recreation zoning.

Mr. Lorenzini asked about the zoning of the land inside the cloverleaves of the Parkway. He asked what these area would be zoned if the Parkway entrances and exits were changed. Mr. Montz replied that they are considered rights-of-way. However, if PennDOT changed the configuration of those areas with Parkway improvements and some parts of these areas became buildable, it would be rezoned at that time accordingly. Mr. Lorenzini said those areas are white on the zoning map, which mistakenly identifies them as residential. Mr. Montz suggested that those rights-of-way near the Parkway should be hashed or identified differently from the Residential District. Discussion continued regarding the Recreation District.

Council agreed that all the parks and cemeteries should be included in the Recreation District, even if they are only one lot. The rights-of-way near the Parkway should be hashed to differentiate it from the Residential District.

LIGHT INDUSTRIAL DISTRICT

Mr. Montz said that he had not thoroughly reviewed the Light Industrial District, but had the following recommendations.

Bank

This item should be removed from this district.

Church / Place of Worship / Religious Institution

This item should be removed from this district.

Funeral Home / Mortuary

Mr. Montz suggested that Funeral Home / Mortuary should be removed from this district, but Crematorium could remain in this district.

Garage / Parking Structure

This item should be removed from this district.

Parking Lot

This item should be removed from this district.

Home Based Business, No-Impact

This item should be removed from this district since there are no homes in this district.

Catering Business

Mr. Lorenzini said that Council had decided that Catering Business should be added to the Light Industrial District and he wanted to make sure that it was added in the next draft.

Self-Storage Facility

Mr. Montz said that any storage facility should only be permitted to have inside storage with outside storage prohibited. He said that additional regulations would have to be added.

Hospital

This item should be removed from this district.

Golf Course

This item should be removed from this district.

Night Club

This item should be removed from this district.

Retail Stores

This item should be removed from this district.

(D) Dimensional Requirements

Mr. Montz felt that the dimensional requirements needed to be revised. Eighty feet is too high for a building in this district.

HEAVY INDUSTRIAL DISTRICT

Mr. Montz recommended the following recommendations for changes to the proposed Heavy Industrial District:

Garage, Parking Structure

This item should be removed from this district.

Parking Lot

This item should be removed from this district.

Railroad Operations

This item should be added to this district since the railroad already exists in this district. Currently, the railroad is the only use in this district, but other uses should be included in the event that the railroad decides to sell off some of their property. Discussion continued regarding the railroad property and the railroad bridge that runs over the Parkway. Mr. Montz said he would get photos of some of the areas underneath this bridge. He felt that the bridge needed to be repaired.

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Mr. Montz said that Council would review the proposed Mixed Use District at the next meeting. Discussion continued regarding a tentative timeframe to complete the review of the ordinance.

Mr. Lorenzini said that other communities have Mixed Use Districts and they work quite well. He asked Council to consider possibilities for businesses in this area along Greentree Road. Mr. Montz said they would be good areas for home occupations, bed & breakfast, etc. Mr. Lorenzini said that the area of Greentree Road from the West End to Carnahan is mostly all business, and changing the proposed areas to a Mixed Use District would provide continuity along Greentree Road. Mr. Montz said he could not recommend allowing this district based upon the way it is currently written. Discussion continued regarding the proposed Mixed Use District. Mr. Sampogna suggested that Council continue the discussion on the Mixed Use District at a review meeting next month.

Council decided to continue the review of the proposed zoning ordinance on Monday, March 27 at 7:30 p.m. Mr. Montz asked if Council would meet briefly in Executive Session following this meeting.

ADJOURNMENT

Motion:

Mr. Panza made a motion, seconded by Mr. Rea, to adjourn the meeting to an Executive Session.

Motion carried unanimously.

Mark Sampogna, President

W. David Montz, Manager