

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
FEBRUARY 23, 2022**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, February 23, 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
Robert McWilliams
Jessica Swiech
Christine Short

Also Present:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

APPROVAL OF THE MINUTES

January 26, 2022

Mr. Abdelahad made a motion, seconded by Mr. Erwin, to approve the January 26, 2022 minutes as presented.

Motion carried unanimously.

CHAIRMAN'S REPORT – Ms. Bakin

Ms. Bakin stated that she was invited to sit in on the interviews for the open seat on the Planning Commission on Tuesday, February 22. She said that there were several candidates that were interviewed. The Planning and Zoning Committee on Council would be making a decision and appointing a new member to the Planning Commission at the March Council meeting.

DISCUSSION REGARDING ACCESSORY USES AND POTENTIAL ADDITIONS TO THE ZONING USE TABLE

Ms. Bakin stated that Planning Commission needed to discuss the Zoning Use Table, specifically regarding accessory uses. She spoke with Kate Diersen, Borough Solicitor, regarding the new Zoning Ordinance Planning Commission had recommended to Council. Ms. Diersen informed Ms. Bakin that “home based business, no impact” was listed as permitted use in some districts and accessory use in others and would need to be either considered an accessory use in every district or removed entirely. Ms. Diersen also suggested that if Planning Commission wanted to add “home based business, no impact” as an accessory use on the Zoning Use Table, they would need to consider adding all of the accessory uses to the table as well.

Ms. Bakin asked the members of Planning Commission to read through the current Zoning Ordinance, specifically regarding the accessory uses listed in the ordinance, so they could discuss a possible re-write of the Zoning Use Table to include accessory uses at a future meeting.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

Mr. Erwin stated that he and Ms. Bakin had met with the Garden Club at their February meeting. They discussed the details of the Comprehensive Plan with the members and handed out surveys to the members who were interested. Ms. Bakin stated that all the surveys had very positive notes about Green Tree as a community. Many members of the Garden Club noted on their surveys that they would like to have more lighting and fencing around the garden by the gazebo.

Ms. Short met with the members of the Woman's Civic Club at their February meeting. She was able to hand out a few surveys and was waiting for them to be returned before she had feedback to report. Ms. Short said she would continue bringing surveys to the Woman's Civic Club meetings for members to complete.

Mr. Erwin stated that he had contacted Mike Wheeler from Coldwell Banker regarding home sales in Green Tree in 2021. There were 81 home sales in Green Tree in 2021, ranging in price from \$132,000 to \$450,000.

The Planning Commission had a brief discussion regarding the Green Tree Times, and the option to distribute copies of the Comprehensive Plan survey with a future issue of the newspaper. The Planning Commission discussed various methods that could be used to have residents return the completed surveys, including having residents mail the surveys back and residents completing the survey on the website. It was agreed that the survey would be put on the website first, and then possibly distributed in the April issue of the Green Tree Times.

Ms. Swiech stated that she was in contact with the Principal at Aiken Elementary and was hoping to set up a meeting with him soon. She contacted a representative from the Green Tree Athletic Association and would be meeting with their board to discuss the Comprehensive Plan and distribute copies of the survey.

Ms. Short said that she had spoken with the Superintendent at Keystone Oaks School District about setting up a meeting with him and some members of his staff regarding the Comprehensive Plan. Ms. Short and Ms. Swiech had also begun contacting Guardian Angel Academy and several local daycare centers.

The Planning Commission discussed the decline of occupied office space in Green Tree, specifically in Foster Plaza. Ms. Bakin stated that she was in the process of determining who has ownership of the various buildings in Foster Plaza. Planning Commission discussed possible alternate uses for the empty office spaces in Green Tree.

Ms. Bakin noted that there wasn't an abundance of vacant land or property available in Green Tree. Planning Commission discussed possible property that could be developed, including a plot of land on the backside of Foster Plaza. Ms. Bakin mentioned that, if zoned correctly, that land could possibly be used to develop condos or patio homes.

Mr. McWilliams stated that he dropped off surveys at Mt. Pisgah Church. He was waiting on their board to fill out the surveys and return them to him. Planning Commission discussed various churches in the areas, and ways to contact them. Mr. Abdelahad noted that he was reaching out to a few of the churches in the area but hadn't been able to contact anyone directly to have a conversation.

Planning Commission had a brief discussion regarding the summary and comments from the first Comprehensive Plan survey, and the comments from the first Public Meeting that was held in November of 2021. Mr. Erwin asked if the first survey was still available on the website. Ms. Bakin said they had it taken down after the Public Meeting and should consider moving forward with a second survey. Planning

Commission discussed various ways to get a survey out to the residents, including utilizing the Green Tree Borough website.

Ms. Bakin said that she was able to find some information on the Census Data. The 2020 census showed that Allegheny County's population increased 2.2%. Green Tree Borough's population increased 11.5%. The median value of owner-occupied houses in Green Tree is \$182,000. Around 93% of the houses in Green Tree are occupied, with 72% of those homes being owner-occupied. Ms. Bakin stated that she would be looking into more details of the Census Data over the next few weeks, but that these figures were important to note.

OTHER BUSINESS

Mr. Carter stated that representatives from Ace Hardware would be attending the March Workshop meeting to have a discussion with Planning Commission regarding their proposed warehouse addition. Ace Hardware was interested in meeting with Planning Commission to get their input and more information before they filed a formal application for the warehouse. Mr. Carter passed around copies of the surveys, and Planning Commission had a brief discussion regarding the plans for the proposed warehouse addition.

Ms. Bakin said that she had contacted Kossman Development and would hopefully be setting up a meeting with them soon to discuss the Comprehensive Plan.

Ms. Bakin reached out to PennDOT regarding setting up a meeting and was hoping to hear back from them shortly. She is hoping to set up a meeting between representatives of PennDOT and Planning Commission to discuss PennDOT's plans in Green Tree Borough and the surrounding areas over the next ten years.

ADJOURNMENT

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

Motion was carried unanimously.

Cheryl Bakin, Chairman

Firas Abdelahad, Secretary