

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
FEBRUARY 24, 2016**

**CALL TO ORDER**

Green Tree Planning Commission met on Wednesday, February 24, 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  
Thomas Bean  
Paul Kirsch  
Ed O'Donnell  
James Turocy

*Also Present:*

Deborah N. Gawryla, Stenographer

*Absent:*

Robert McWilliams

**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.

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

Ms. Chembars stated that several corrections and changes had been sent to Ms. Rosselli at Mackin Engineering regarding the proposed zoning ordinance. The biggest changes were the ones made to the Mixed Use District. Proposed retail use had been eliminated and a number of other permitted uses had been changed to conditional uses in an effort to compromise with several Council members' objections to the district. Ms. Rosselli had been asked to provide supplemental regulations to be considered for the new conditional uses that had been added to the Mixed Use District. Ms. Rosselli had responded that two items – Business Services, Office, and Personal & Business Services – that had been moved to conditional use were too broad to provide specific supplemental regulations. Ms. Chembars said that Planning Commission should review these supplemental regulations that Ms. Rosselli had provided.

Ms. Bakin reviewed the changes that had been made to the Mixed Use District at the last meeting. Retail < 7,000 square feet and Convenience Store were both removed entirely from the Mixed Use

District. There had been concerns that a number of lots in the district could be purchased by one business, consolidated, and turned into a larger convenience or retail store.

Ms. Chembars noted that Bank was still one of the uses in the Mixed Use District. Mrs. Bakin said that Bank was a conditional use in that district. Ms. Chembars felt that any bank would want a drive-thru and drive-thrus are not permitted in the Mixed Use District. Mrs. Bakin said that a bank could also be a credit union that does not utilize drive-thrus and tend to have less traffic. Mr. O'Donnell said that the changes that have been made to the Mixed Use District should make it more acceptable to both Council and residents, while addressing the changing needs of the community.

Planning Commission reviewed the proposed supplemental regulations for the new conditional uses in the Mixed Use District and made the following recommendations:

**Catering Business**

Add the following parking regulations: One stall for every 275 square feet of gross floor space.

Hours of Operation for Customer Pick-Up shall be limited to the hours of 7:00 a.m. to 7:00 p.m. This would not include hours of operations for employees for food preparation or for delivery services, but for pick-up only.

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Parking regulations: One stall for every 275 square feet of gross floor space, limiting the hours of operation from 7:00 a.m. to 7:00 p.m. This would be consistent with the supplemental regulations established for Catering Business.

**Community Garage**

Mr. Turocy said that Community Garage should be listed as Garage, Community as it is listed in other areas in the ordinance. Planning Commission agreed that this item should be corrected and placed in the correct alphabetical order in the Supplemental Regulations listing.

**Wireless Communications Ordinance & Resolution**

Ms. Chembars read the email that Ms. Rosselli from Mackin had sent regarding the Wireless Communications Ordinance and Resolution. Ms. Rosselli had indicated that there was a reference to an appendix that she was unclear about and said it did not appear in the zoning ordinance. Ms. Chembars asked that Mr. Casadei be asked about this appendix, and to provide it to Ms. Rosselli if it needed to be added to the zoning ordinance.

Mrs. Bakin said that the Wireless Communications Ordinance is an ordinance that covers a very specific area and she felt it should be a separate section. After a discussion, Planning Commission agreed that the Wireless Communication Ordinance should be added to the revised zoning ordinance as a separate section. She asked that Ms. Rosselli be advised of this revision.

**OTHER BUSINESS**

Ms. Chembars stated that she would be unable to attend the March 23, 2016 meeting. She hoped that Ms. Rosselli would be able to make the changes discussed at tonight's meeting so that Planning Commission could vote on recommending the proposed zoning ordinance to Borough Council at the March 9, 2016 meeting. She asked Planning Commission members to make an effort to attend the

March 9, 2016 meeting to vote on the proposed ordinance. Discussion took place regarding whether members who would be unable to attend this meeting might be able to vote by proxy since the Planning Commission had spent the past three years working towards this goal and everyone would probably want to be able to cast votes. Ms. Chembars suggested that Mr. Casadei be asked if Planning Commission members would be able to vote by proxy if they could not attend the meeting.

**ADJOURNMENT**

**Motion:**

**Mr. O'Donnell made a motion, seconded by Mrs. Bakin, to adjourn the meeting.**

**Motion carried unanimously.**

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Rebecca Chembars, Chairman

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Ed O'Donnell, Secretary

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