

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
MARCH 9, 2016**

**CALL TO ORDER**

Green Tree Planning Commission met on Wednesday, March 9, 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  
Robert McWilliams  
Ed O'Donnell  
James Turocy

*Also Present:*

Louis A. Casadei, P.E., Borough Engineer  
Deborah N. Gawryla, Stenographer

**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.

**OTHER BUSINESS**

1. Mr. Casadei reported that Robertson Heating Supply's variance had been granted by the Zoning Hearing Board and they are tentatively slated to be on Planning Commission's March 23, 2016 agenda.
2. Mr. Casadei said that he and the Borough Manager had met with representatives from Boos Development, which is considering building a Burger King in the location of the Reed Sports property on Noblestown. Boos specializes in many Burger Kings, Family Dollars, and CVS properties. Discussion continued about the possible development.
3. Mr. Casadei said that another developer had approached the borough about possibly developing the property across the street from the proposed Burger King at the corner of School Street and Noblestown Road, although there would be a number of zoning issues with that development.

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

Ms. Chembars stated that Planning Commission members had received a revised copy of the proposed zoning ordinance from Ms. Rosselli at Mackin Engineering that included all of the changes/corrections recommended by Planning Commission to date. Mrs. Bakin noted that the most recent version of the zoning ordinance is dated "March 2016."

Ms. Chembars asked if anyone had any additional comments or questions regarding the ordinance. She said that there had not been a lot of changes recommended at the last meeting and they had been made.

Mr. McWilliams asked about the rezoning of the one side of Greentree Road between Pocono and McMonagle. Mrs. Bakin said that Planning Commission had recommended that this area be changed from Local Business District to Mixed Use District. Mr. McWilliams said he had missed the last meeting and had not heard that this area's zoning had been changed. Ms. Chembars said that the Mixed Use District's permitted and conditional uses had also been changed so that it does not permit heavy businesses uses. Additionally, many of the formerly permitted uses in the Mixed Use District were changed to conditional uses. The Mixed Use District would allow things such as a bed and breakfast, but it would not allow heavy retail. Mr. McWilliams felt the Avacoll residents would be opposed to the Mixed Use District in this location. Discussion continued regarding that changes to the Mixed Use District.

**Motion:**

**Mr. Turocy made a motion, seconded by Ms. Chembars, to recommend to Council the proposed revised Zoning Ordinance, dated March 2016, for Council's review and approval.**

Mr. McWilliams said he was opposed to the rezoning of the area along Greentree Road between Pocono and Carnahan, but agreed with the rest of the proposed zoning code. Ms. Chembars said that the zoning ordinance needed to be recommended to Council as one complete document and it must be submitted in its entirety. Mr. McWilliams asked if that area's zoning could be changed. Dr. Kirsch said that Council has the authority to change it when they review it, but Planning Commission had discussed it and was satisfied. Mrs. Bakin stated that changes had been made to the Mixed Use District during the last several meetings with a number of larger uses eliminated from the district and many of the other uses changed from permitted uses to conditional uses. Ms. Chembars said that many of the items that had been changed to conditional uses were left open-ended for Council to review and determine their appropriateness. A number of Council members are opposed to heavier uses in the Mixed Use District and these revisions eliminated those uses and also provided Council the opportunity to review and accept or reject conditional use applications in the Mixed Use District on an individual basis.

Ms. Chembars said that Planning Commission had reviewed the entire document and was satisfied with it as a whole. Planning Commission's review of the zoning ordinance was only the first step in the approval process. Future steps include Council's review, submission of the ordinance to the County for review, and a Public Hearing. Ms. Chembars said she expected that Council would be making some changes to the proposed zoning ordinance, but at this point Planning Commission is presenting to Council what it believes to be the best compromise of ideas, reviews, and input to the zoning ordinance over the past three years. After a discussion, Ms. Chembars recommended that a roll call vote be taken.

**Roll Call Vote**

<b>Mr. Bean</b>	<b>Yes</b>
<b>Mrs. Bakin</b>	<b>Yes</b>
<b>Mr. Turocy</b>	<b>Yes</b>
<b>Mr. McWilliams</b>	<b>Abstain</b>
<b>Dr. Kirsch</b>	<b>Yes</b>

<b>Mr. O'Donnell</b>	<b>Yes</b>
<b>Ms. Chembars</b>	<b>Yes</b>

**Motion carried, 6-0-1.**

**ADJOURNMENT**

**Motion:**

**Dr. Kirsch made a motion, seconded by Mr. Turocy, 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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