

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, March 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
Nathan Pazzint
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.

CHAIRMAN'S REPORT – Ms. Bakin

1. Ms. Bakin stated that a representative from PennDOT would be attending the April 13 Workshop Meeting to discuss various projects that are being considered by PennDOT that could have an effect on the Borough.

APPROVAL OF THE MINUTES

February 23, 2022

Ms. Short made a motion, seconded by Mr. Erwin, to approve the February 23, 2022 minutes with the following correction:

Pg. 2- "...ranging in prince..." should be corrected to read "ranging in *price*..."

Motion carried unanimously.

March 9, 2022

Ms. Short made a motion, seconded by Mr. McWilliams, to approve the March 9, 2022 minutes with the following correction:

Pg. 4- Change "Mr. Pazzint noted that 987 Greentree Road had a municipal lot that, if purchased,..." to read "Mr. Pazzint noted that 987 Greentree Road had a *lot that, if purchased by the Borough, could be used as a municipal lot and...*"

Motion carried unanimously.

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

Ms. Bakin stated that she had spoken with Ms. Kate Diersen, Borough Solicitor, regarding the Zoning Use Table. Ms. Bakin said Ms. Diersen was recommending that “home-based business, no impact” be listed as an accessory use in every district. Planning Commission previously had “home-based business, no impact” listed as a permitted use in the Office Commercial and Neighborhood Commercial districts. Planning Commission agreed that “home-based business, no impact” should be listed as an accessory use in every district.

Ms. Bakin noted that Ms. Diersen believed that if Planning Commission was interested in adding any accessory uses to the Zoning Use Table, then they should be including all the accessory uses on the table, not just one. Planning Commission discussed the list of accessory uses that Mr. Abdelahad had compiled from the Zoning Code book, including some accessory uses that are currently not listed in any of the zoning districts. Mr. Abdelahad suggested that Planning Commission discuss this list with Ms. Diersen before moving forward with amending the ordinance. Ms. Bakin said that she would reach out to Ms. Diersen to discuss how Planning Commission should move forward with the Zoning Use Table. She noted that she believed the accessory uses should be included on the Use Table to make them easier for residents to identify.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

Planning Commission discussed the Comprehensive Plan surveys that had been returned to them from the previous Garden Club meeting. Several surveys referred to the lack of parking in the business district of Greentree Road, the possibility of converting some office buildings into lofts and apartments, and concerns about the I-376 ramps. Ms. Bakin noted that they would be discussing the concerns regarding the ramps with PennDOT at the next Planning Commission meeting.

Mr. Erwin stated that he and Ms. Bakin had met with Curtis Kossman of Kossman Development Company to discuss the Comprehensive Plan. He said that Mr. Kossman had given them a lot of valuable input regarding the community and the future of Green Tree. Planning Commission discussed various development ideas that were mentioned during the meeting with Mr. Kossman, including a possible self-storage facility.

Mr. Pazzint suggested that Planning Commission consider allowing a temporary determination of use period to help bring developers into Green Tree. He stated that the traditional process of the Planning Commission re-zoning the current districts would be a prolonged process. He suggested that Green Tree could have single event hearings where applicants could propose their development ideas. If the proposed plan benefitted the Borough and its residents, then the Borough could consider granting a waiver to that specific applicant, rather than waiting for a district re-zoning to be approved. Planning Commission discussed numerous ways that the Borough could bring in new businesses. Ms. Bakin said that she would reach out to Ms. Diersen and find out if this would be an option for Green Tree to consider.

Ms. Bakin stated that Dollar Bank had a program for first time home buyers and suggested that Planning Commission consider using this resource to help entice new home buyers in the Green Tree area. Mr. Pazzint named several banks and brokers in the area who might be interested in working with the Planning Commission to host a community seminar for home buyers. Ms. Bakin said that this was a good idea for Green Tree and suggested that Planning Commission consider sponsoring a community event.

Mr. Erwin asked if Planning Commission should consider getting input from neighboring communities regarding the proposed Comprehensive Plan. Ms. Bakin said that Planning Commission should read through some of the neighboring municipalities' current Comprehensive Plans to try and gather as much

information as possible. Planning Commission had a discussion regarding the next steps that Planning Commission would need to take to move forward with the Comprehensive Plan.

Ms. Bakin noted that since Green Tree had fewer than 5,000 residents, she was having difficulty accessing the Census data that they were interested in using for the Comprehensive Plan. She said that she was going to reach out to Ms. Judy Miller, Borough Manager, to see if there was any money available for the Planning Commission to hire a consultant to pull the data that was needed. Planning Commission discussed the Census data, and what information would be useful for the Comprehensive Plan.

OTHER BUSINESS

Mr. Carter stated that he had received a revised site plan from the owners of Ace Hardware at 1079 Greentree Road. He said that a formal application had not been filed, but that he was expecting them to be filing an application with the Borough. Planning Commission discussed the current site plan, and the steps Ace Hardware would need to take before the formal application was filed. Mr. Carter said he would research whether they would need a Conditional Use approval for the proposed warehouse addition.

Ms. Short said that she had spoken with a counselor at Keystone Oaks High School, who informed her that the high school had a Green Tree student who was interested in becoming a junior member of Council. She stated that she would contact Mr. David Rea, the Planning and Zoning Council Committee chair, to see if Council would be interested in collaborating with the school to re-instate the junior Council position. Ms. Short suggested that if they were not able to bring a student on to Council, then maybe that student would be interested in attending some future Planning Commission meetings to give them insight.

ADJOURNMENT

Mr. Abdelahad made a motion, seconded by Ms. Short, to adjourn the meeting at 8:18pm.

Motion was carried unanimously.

Cheryl Bakin, Chairman

Firas Abdelahad, Secretary