

**BOROUGH OF GREEN TREE  
COUNCIL MEETING  
MARCH 26, 2018**

**Call to Order / Silence for Meditation / Pledge of Allegiance**

Green Tree Borough Council met on Monday, March 26, 2018 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania. Mr. Sampogna reported that Council had met in Executive Session prior to this meeting to discuss personnel matters.

**ROLL CALL**

**Members Present:**

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

**Also Present:**

W. David Montz, Borough Manager  
Deborah Gawryla, Stenographer

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**MAYOR'S REPORT - Mayor Schenck**

Mayor Schenck had nothing to report at this time.

**REPORT OF GREEN TREE BOROUGH COUNCIL COMMITTEES**

**A. PLANNING & ZONING - Mr. Lorenzini**

**1. Review - Proposed Comprehensive Rezoning Ordinance as submitted by the Green Tree Planning Commission in March 2016.**

Mr. Lorenzini turned the ordinance review over to Mr. Montz. Mr. Montz reviewed the various districts and the changes that have been made to these districts.

**SINGLE FAMILY RESIDENTIAL**

Transit shelters were moved to an Accessory Use status.

**MULTI-FAMILY RESIDENTIAL**

Transit shelters were moved to an Accessory Use status.

**RURAL RESIDENTIAL**

There were no changes made to this section.

**OFFICE COMMERCIAL**

Mr. Montz said that he needed to look at Community Facility in more detail to determine if it was needed in the ordinance.

Independent Living Facility and Personal Care Facility need further review and they are likely to become conditional uses in this district.

Mr. Rea asked if the previous changes that had been discussed had been incorporated into the ordinance. Mr. Montz replied that they had been incorporated, but the items he was presenting this evening were items he had missed in the process.

Personal and Business Services have been added to Accessory Uses. Mr. Montz noted that minimum lot sizes were changed during a previous meeting.

**SERVICE COMMERCIAL**

Transit Shelter was placed as an Accessory Use.

Mr. Montz said that the minutes indicated that parking lots should be an ancillary use. However, parking lots go with the building and do not have to be an ancillary use. After a discussion with Mr. Lorenzini, it was determined that parking structures should be listed as an ancillary use. Mr. Tintori asked if retail businesses were permitted in this district since there have been temporary signs advertising the sale of beer in this area. Mr. Lorenzini replied that the signs were referring to the business Zing Basket, which is a home delivery grocery service that now offers the delivery of beer as one of its newest items to deliver. It is not a retail business. Mr. Sampogna said that retail businesses are permitted in this district, but Zing Basket is not a retail business.

Minimum Lot Area was reduced from 30,000 to 20,000 square feet.

**LIGHT INDUSTRIAL**

Under Conditional Uses, the title Boat Storage was changed to Boat Storage, Indoor.

Minimum Lot Area was reduced to 20,000 square feet.

Lot Coverage was changed to "Maximum coverage for buildings or structures shall be 50% of the lot."

Minimum Lot Width was changed to "100 feet at the street providing principal access."

Maximum Building Height for the principal structure was reduced to 45 feet. Mr. Lindsey asked what the maximum building heights were for the other districts. Mr. Montz replied that the other districts appear to coincide with the heights in the current ordinance. He reviewed the Maximum Building Heights for the other districts.

Maximum Building Height for accessory structures was reduced to 20 feet.

Mr. Lorenzini said that Kennel/Animal Daycare was listed as one item in the Light Industrial District, but during previous discussions Council had decided to separate the two uses. Kennel provides overnight boarding for animals while Animal Daycare is only a daytime service. Mr. Montz agreed that these two uses should be separated.

Mr. Lorenzini said that Recreation, Commercial Indoor and Recreation, Commercial Outdoor were listed until Permitted Uses, but in previous discussions it had been determined to move these two uses to Conditional Use.

Mr. Lorenzini said the Manufacturing, Light listing should be changed to merely Manufacturing both in this district and throughout the ordinance. Mr. Montz said he would change that.

Mr. Lorenzini said when the Supplemental Regulations are reviewed there should be a regulation added for Self-Storage Facility to allow living quarters for an on-site manager. It was clarified that the living quarters would be one unit and could include the manager and his/her family.

Mr. Lorenzini said that parking structure and parking garage should be added as Accessory Uses in this district.

Mr. Lorenzini asked about three items that no longer appear under Conditional Uses in this district: Nursing & Personal Healthcare, Oil & Gas Wells, and Commercial Laundromat. Mr. Montz said that Nursing & Personal Healthcare was removed because it would not work in this district. After a discussion, Mr. Montz said he would include Oil & Gas Well and Commercial Laundromat under Conditional Use.

Mr. Lorenzini said that the Supplemental Regulations should stipulate that the various residential facilities listed as conditional uses in this district should only be permitted to exit onto state-maintained roads.

**HEAVY INDUSTRIAL**

Manufacturing, Heavy and Manufacturing, Light should be combined to merely be Manufacturing.

Parking Structure and Parking Garage should be listed as Accessory Uses in this district.

Transit Shelter should be added as an Accessory Use in this district.

Mr. Panza asked if the sand towers on the railroad property would be considered a primary structure or an accessory structure. Mr. Montz said it would probably be considered an accessory structure.

Mr. Panza asked if a Communications Tower would fall under the 45-foot limit for Maximum Building Height. Mr. Montz said he would review that issue. Review continued regarding the height requirements. Mr. Montz said that the railroad operates under federal regulations.

**DEFINITIONS**

Mr. Montz said that he found that a number of definitions were excessively detailed and almost appeared to be regulations, so he had edited some of them.

Animal Daycare was changed to "Any premises where animals are groomed, trained, exercised, and socialized."

Antenna Support Structure was changed to "Any pole, telescoping mast, tower, tripod or any other structure that is used for the purpose of support an antenna."

Mr. Montz said that the definition for Bank appears to be acceptable as presented. This had been discussed at previous meetings. Financial Institution was removed since it could not be found in the body of the ordinance.

Building Frontage was changed to "The side of a building facing the street right-of-way." Mr. Montz said the Borough Engineer had reviewed this definition.

Building Setback Line was changed to "An established line within a property definition the minimum required distance between the face of any building or structure and an adjacent right-of-way or property line, sunrooms, foyers, and any other solid projections and solid entrances..." Mr. Montz said that "porches" and "decks" had been struck from this definition, but would have to be added somewhere in the regulations. Currently porches can be as close as five feet from the front yard and the porch or deck projection needs to be limited, but Mr. Montz did not feel it should be part of the definition.

Community Facility needs additional review.

Compressor Station definition appears to be acceptable after comparing it to other municipalities' definitions.

Conditional Use was changed to read "A use permitted or denied by the governing body in a particular zoning district, following recommendations by the Planning Commission, pursuant to express standards and criteria set forth in this code and the Pennsylvania Planning Code."

Day Care Center, Adult was revised to read "Any premises that is licensed by the Pennsylvania Department of Welfare as a "day-care center," where care is provided for any number of adults who are not relatives of the operator, for less than 24 hours per day."

Day Care Center, Child was revised to read "A business establishment that is licensed by the Pennsylvania Department of Welfare as a "day-care center," where care is provided for 12 or more children under 16 years of age for less than 24 hours per day."

Mr. Rea asked what the difference was between these two Day Care definitions and Family Day Care, Adult and Child. Mr. Montz replied that he is still working on that definition.

Drive-Through spelling was corrected.

Front Building Line was removed.

Mr. Montz noted that the entire document would be re-formatted once all the changes have been made.

Mr. Lorenzini asked about the difference between Group Home and Group Residential Facility. Group Home residents are limited to five individuals and were limited to five residents as they are usually seen in residential neighborhoods. Discussion continued regarding the number of residents that should be permitted in a Group Residential Facility. It was determined to keep Group Residential Facility as "An establishment that provides room and board in a family environment to six (6) or more unrelated persons..."

Independent Living needs to have Supplemental Regulations.

Kennel does not restrict hours and can be a 24-hour service.

Manufacturing, Heavy and Manufacturing, Light have been combined to one definition for Manufacturing. Mr. Montz said there did not seem to be a need to differentiate between the two types of Manufacturing. The new definition for Manufacturing covers both and seems to be more in line with the dictionary version for manufacturing.

Motor Home definition has been removed. It could not be found anywhere in the ordinance.

Personal Care Facility needs additional review. Mr. Montz said he would review the definition and add supplemental regulations.

Mr. Montz said that the definition titled Substantially Change or Substantial Change sounds more like a regulation than a definition. He said he would review this to determine where this item should be placed. Discussion continued regarding this item in the definitions.

Mr. Sampogna said that there is a definition for Impervious Surface but there is no definition for Pervious Surface.

**GENERAL ORDINANCE DISCUSSION AND REVIEW**

Mr. Panza asked what other parts of the ordinance still needed to be reviewed by Council. Mr. Montz replied that there would be a review of the Supplemental Regulations section at the next meeting.

Discussion took place regarding the zoning of the area on Greentree Road between Pocono and Carnahan. The side of the road where the BP service station is located is currently zoned Residential and the opposite side of Greentree Road is currently zoned Neighborhood Commercial. Mr. Lorenzini asked if all or a portion of the BP side of the road should be rezoned as Neighborhood Commercial to be consistent with the other side of the road. He said that this would be the time or make this zoning change and it would help with the consistency or uniformity of the area. Mr. Lindsey did not see the need to create an additional commercial area. He said that if a developer approached the borough with a good development plan for that area that might require rezoning, Council could consider it at that time. Mr. Lindsey felt that this area should remain zoned as it currently is zoned. Other Council members agreed and it was decided to keep the area as it is currently zoned.

Council decided to hold the next zoning ordinance review meeting on Monday, April 16 at 7:30 p.m. Supplemental Regulations would be reviewed at this meeting.

**ADJOURNMENT**

**Motion:**

**Mr. Panza made a motion, seconded by Mr. Lindsey, to adjourn the meeting.**

**Motion carried unanimously.**

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Mark Sampogna, President

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W. David Montz, Manager