

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
APRIL 10, 2019**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, April 10, 2019 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, Vice Chair
Robert McWilliams
Ed O'Donnell
James Turocy

Also Present:

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

Absent:

Thomas Bean
Rebecca Chembars
Paul Kirsch

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

Advisory Discussion

Applicant, AWK Consulting Engineers, Inc., representing the Keystone Oaks School Authority, requesting a subdivision review involving an exchange of properties near Aiken Elementary School and Green Tree Park at 881 Greentree Road, Lot & Block 17-B-25.

Mr. Richard Territ from AWK Consulting was present to represent the applicant.

Mr. Casadei stated that the subdivision would allow Green Tree Borough to own the area of the Aiken ball fields and the soccer field. The borough would like to provide improvements for this property, but not until they own it. The property line would be moved so the Aiken ball fields and soccer field become Green Tree Borough property, while the school, parking lot, and playground remain the property of Keystone Oaks.

Mr. O'Donnell asked if Green Tree was giving Keystone Oaks any property. Mr. Casadei replied that they were not and the subdivision involved the change in the property line so the borough would own the ball fields and soccer field property. Mrs. Bakin asked if the borough was paying anything for the receipt of this property. Mr. Casadei replied that he did not know if there was any money exchange involved in this subdivision. Discussion continued regarding the improvements that Green Tree Borough had already put into this property.

Mr. O'Donnell asked why the school district is giving Green Tree Borough the property. Mr. Casadei replied that the borough has been trying for a number of years to obtain this property after putting a substantial amount into the soccer field and the creation of the walking track. The borough currently maintains both Aiken ball fields. There has been money in the borough's budget for years to install a fence around the soccer field, but Council will not go ahead with the fence installation since the borough does not own the property. Once the borough owns this property they

will begin to make capital improvements. Mr. O'Donnell asked how field usage would change with the subdivision. Mr. Casadei said that currently Keystone Oaks has first say on who uses the fields. With the subdivision, the borough will now have first say on who uses the fields. Mrs. Bakin asked if the school board had approved the proposed subdivision. Mr. Casadei said it had, and Mr. Territ and AWK Consulting Engineers are working for the Keystone Oaks School District. Review of the plans continued, and it was confirmed that there were signature blocks for both Green Tree Borough and the Keystone Oaks School District.

Mr. McWilliams asked if the survey of the property had been completed. Mr. Territ said the survey had been completed. Review of the setbacks took place and it was confirmed that they were acceptable. Mr. Casadei suggested that the drawing indicate the setback dimensions of the school property to easily verify that the setbacks were acceptable. The area being subdivided is in Residence A. Discussion continued regarding setbacks.

Mr. Casadei noted that the drawings should reflect that the road in front of Aiken Elementary is one word: "Greentree Road." However, the name of the borough is two words: "Green Tree Borough." Mr. Territ said he would make sure the spellings were correct. Discussion continued regarding previous subdivisions that had taken place with these properties over the years.

Mrs. Bakin said that Mr. Territ should fix the errors discussed this evening and provide revised drawings for Planning Commission's April 24th business meeting. Pending positive recommendation from Planning Commission, this item would be placed on Council's May 6th agenda for approval.

OTHER BUSINESS

Mr. Casadei said that Planning Commission must vote on 2019 Planning Commission Officers and the 2019 meeting schedule at the April 24 business meeting.

ADJOURNMENT

Motion:

Mr. O'Donnell made a motion, seconded by Mr. Turocy, to adjourn the meeting.

Motion carried unanimously.

Cheryl Bakin, Vice Chairman

Ed O'Donnell, Secretary