

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
APRIL 13, 2016**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, April 13, 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
Robert McWilliams
Paul Kirsch
James Turocy

Also Present:

Louis A. Casadei, P.E., Borough Engineer

Absent:

Ed O'Donnell

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

APPROVAL OF THE MINUTES

February 10, 2016

Motion:

Mr. Turocy made a motion, seconded by Mr. Bean, to approve the February 10, 2016 Planning Commission minutes as presented.

Motion carried unanimously.

February 24, 2016

Motion:

Dr. Kirsch made a motion, seconded by Mr. Turocy, to approve the February 24, 2016 Planning Commission minutes as presented.

Motion carried unanimously.

March 9, 2016

Motion:

Mr. McWilliams made a motion, seconded by Dr. Kirsch, to approve the March 9, 2016 Planning Commission minutes as presented.

Motion carried unanimously.

CHAIRMAN'S REPORT

Ms. Chembars had nothing to report at this time.

SP-01-16**Applicant, Robertson Heating Supply, requesting approval to expand the warehouse portion of their building at 952 Noblestown Road.**

Mr. Andrew Burbules from Structural Architects, Mr. Dave Heath from Gateway Engineers, and Mr. David Pastorius from Robertson Heating Supply were present representing Robertson Heating Supply.

Mr. Casadei said the applicant had applied for a variance from the Zoning Hearing Board regarding parking and it had been approved. Although the building will be enlarged, the actual business at the site will not be increasing. He noted that there was no need for a stormwater management plan since the proposed design actually decreases the amount of impervious surface on the property. Robertson is under the amount needed for an NPDES permit, so that was not needed either. Mr. Casadei said the applicant had submitted revised drawings after receiving his engineering review letter. He distributed the revised drawings to Planning Commission at this time. He said he had reviewed the revised drawings to see if his comments had been addressed as follows:

- *A Planning Commission approval block was needed on the plans.* Mr. Casadei said the applicant had added an approval block on revised plans.
- *The paragraph containing the information on the variance that had been granted was incomplete.* Mr. Casadei said that the applicant had made an addition to the drawings to complete the variance information.
- *The phrase "township standards" was used instead of "borough standards."* Mr. Casadei said that the applicant had corrected that information.
- *Section 420-58 requires a landscaping plan.* Mr. Casadei said that landscaping plans had been added to the revised drawings.
- *The street address indicated merely "Noblestown Road" on the plans. The specific street address of "952 Noblestown Road" should be added.* Mr. Casadei noted that the revised plans he had received now reflect the complete street address.
- *Construction cannot begin until a PennDOT Highway Occupancy Permit (HOP) is received.* Mr. Casadei said that an HOP had been received and a note had been added to the revised drawings.
- *Tie-in points into the storm sewer needed to be adjusted.* Mr. Casadei said this had been done on the plans.
- *Sanitary sewer tap-in should be shown.* Mr. Casadei said that the sanitary sewer has tap-in capabilities every 8-10 feet and there should be no problem with tapping into the sanitary sewer. If this information is passed along to the contractor, the sanitary sewer tap-in should be not a big issue.

Ms. Chembars said the tie-in to the existing storm sewer showed an area where it traveled onto the adjacent property. She asked if they needed an easement since it was on another private property. Mr. Casadei agreed that the plans had changed from the previous submission and the tie-in now crosses the property line to an inlet on another property. He said that would need to be adjusted and explained how it could be done. Discussion continued regarding the tie-in.

Mr. McWilliams said the drain from the truck dock is 27 feet long. The previous drawing showed the drain running down to the street, but now it is tied into the sanitary system. Mr. Casadei said that any drain that is under roof must be tied to the sanitary sewer by Allegheny County regulations. The ground slopes away from the truck dock so rainwater in the parking lot should not flow back into the truck dock and the only thing that goes into the trench drains on the truck dock would be whatever drips off of trucks in the dock. Discussion continued regarding the drainage, the location of nearby storm sewers, and whether it would cause an icing problem in the winter.

Mr. McWilliams noted that he only saw one door on the new building and asked if this met the BOCA fire code. Mr. Casadei said there was another door on the other side of the building, but he was not sure if this met the code or not. Mr. Casadei noted that the building will be a fully sprinkled building as well. Mr. Burbules, representing Robertson Heating Supply, said that their review had indicated that the two doors on the building met the fire code requirements for that size of building. The new part of the building would be fully fire-suppressed.

Mr. McWilliams said that the detail on the back sheet shows two handicapped parking spaces, but the drawing only shows one handicapped space. Mr. Casadei said the number of handicapped parking spaces is based upon the number of total parking spaces. There are 18 parking spaces total which means that only one handicapped parking space is required for the plan. Mr. Heath said he was the civil engineer for the site. He said there would be two handicapped parking spaces at the site. Review of the drawings and some of the notations continued.

A review of the traffic flow for regular vehicles and trucks continued. Mr. Pastorius said that when Robertson has truck deliveries coming to their building, a delivery is scheduled 24 hours in advance and at that time Robertson representatives give specific directions on how to get to Robertson's building. He said Robertson has conducted its business this way in the past and will be continuing to do so in the future with the expansion of the building on Noblestown Road.

Mr. McWilliams noted that "Green Tree" (the borough) should be written as two words, but is written as "Greentree" throughout all the drawings. However, "Greentree" as in Greentree Road is one word, but is written as two words on the drawings.

Review of the landscaping plan took place. Mr. McWilliams and Mr. Bean felt that the addition of trees would limit the site distance for vehicles entering and exiting the property. Mr. Bean and Mrs. Bakin asked if the wedge of greenspace on the right side of the drawing was needed. Mr. Casadei said that the less impervious surface there was on a property, the better it was for drainage purposes.

Ms. Chembars said there was only one substantive change that needed to be made and that was the connection of the storm drain through the right-of-way instead of running through the adjacent private property. Mr. Burbules said they would make the change and make it run parallel with the property line..

Motion:

Mr. Bean made a motion, seconded by Mrs. Bakin, to approve SP-01-16, applicant, Robertson Heating Supply, subject to the change of the connection of the storm drain so it travels through to the right-of-way without running through the adjacent property.

Motion carried unanimously.

OTHER BUSINESS

Ms. Chembars reported that Council had started its review of the proposed zoning code at their last meeting. She said that Councilman Lorenzini had requested that available Planning Commission members should try to attend Council's review session on April 25 to help field any questions. Council seemed to be having trouble getting familiar with the format of the revised ordinance and was concerned that there wasn't a redlined version of the ordinance. Ms. Chembars said it would help to have Planning Commission members on hand to help them navigate the format. Mr. Casadei said that he has not heard Council comments about the content of the ordinance; instead it has been comments about the difficulty to follow the ordinance's format. Mr. Bean suggested that an example of how to use the ordinance to locate information might be added to the front of the ordinance. Mr. Casadei said it would be helpful for a number of Planning Commission members to attend the April 25 meeting. Discussion continued regarding the proposed zoning ordinance.

ADJOURNMENT

Motion:

Mrs. Bakin made a motion, seconded by Mr. McWilliams, to adjourn the meeting.

Motion carried unanimously.

Rebecca Chembars, Chairman

Ed O'Donnell, Secretary

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