

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
AUGUST 23, 2017**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Green Tree Planning Commission met on Wednesday, August 23, 2017 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  
Ed O'Donnell  
James Turocy

*Also Present:*

Harry Faulk, Assistant Borough Manager  
Deborah N. Gawryla, Stenographer

*Absent:*

Thomas Bean  
Paul Kirsch  
Robert McWilliams

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**CHAIRMAN'S REPORT**

Ms. Chembars said that the 2016 Annual Report had been completed in late January, but since Planning Commission had not held meetings since that time, Ms. Chembars had approved it and had it sent to Borough Council and the Mayor. All Planning Commission members had received copies of the report for review.

**APPROVAL OF THE MINUTES**

**July 27, 2016**

**Mrs. Bakin made a motion, seconded by Mr. O'Donnell, to approve the July 27, 2016 Planning Commission minutes as presented.**

**Motion carried unanimously.**

**September 28, 2016**

**Mr. O'Donnell made a motion, seconded by Mrs. Bakin, to approve the September 28, 2016 Planning Commission minutes as presented.**

**Motion carried unanimously.**

**January 11, 2017**

Mrs. Bakin said that she thought Planning Commission officers had been elected at this meeting and they were the same officers as in previous years, but the minutes did not reflect this action, and should be amended.

Ms. Chembars said that Planning Commission had discussed the scheduling of 2017 meeting dates, but had not voted on them since the dates needed to be compared to the dates advertised by the Administrative Office. After a discussion, Planning Commission agreed that the 2017 meeting dates were acceptable for the second and fourth Wednesdays of each month through October, with a combined workshop/business meeting in November and December because of the holidays. Planning Commission would meet on the third Wednesday, November 15, 2017, and the second Wednesday, December 13, 2017.

**Mr. Turocy made a motion, seconded by Mr. O'Donnell, to approve the January 11, 2017 Planning Commission minutes, amending the minutes to reflect the election of 2017 Planning Commission officers.**

**Motion carried unanimously.**

**Review and recommendation of proposed sidewalk grant**

Mr. Faulk stated that Green Tree Borough is applying for a \$1 million grant from the DCED Multimodal Transportation Fund to rehabilitate the sidewalk along Greentree Road between Pocono and Orchard on both sides of Greentree Road, and to construct a sidewalk on Mansfield Avenue from Holiday Drive to Trumbull Drive. A study had been conducted that had videotaped the number of pedestrians walking along Mansfield Avenue in the proposed area. The grant proposes that a sidewalk be constructed along one side of Mansfield to accommodate these pedestrians, along the side of the road with the hotels. This project will also include the installation of new catch basins and the relining of manhole covers for the sanitary sewer.

Mr. Faulk said that the borough has received letters of support from the hotels in the Mansfield Avenue area and Vincent's Pizza. The Allegheny County Planning Agency also submitted a letter approving the plan.

Mr. Turocy asked if there was an existing sidewalk along Mansfield. Mr. Faulk replied that there is a sidewalk along Mansfield from Greentree Road to Holiday Drive. The proposal would expand the sidewalk from Holiday Drive to the Trumbull Drive area. Mrs. Bakin said the proposed sidewalk would benefit employees of the hotels and others who work on Trumbull Drive.

Mr. O'Donnell asked how much of the project would be covered by the grant. Mr. Faulk said the grant is a matching grant and the borough would have to budget \$299,000 in the 2018 budget for this project from the Capital Fund. The total grant, if awarded to Green Tree, would be for \$996,700. Mrs. Bakin asked if the borough had solicited any preliminary estimates on the actual cost of this project. Mr. Faulk replied that the Borough Engineer had completed the estimate of the cost of the project. Mrs. Bakin asked if there would be installation of pedestrian crosswalk buttons at the intersections. Mr. Faulk did not know if those were included or not.

Mr. Faulk said that the borough needs a letter of recommendation from the Planning Commission in support of the project. Mrs. Bakin asked when the borough would know if they would be awarded the grant. Mr. Faulk said the grant had been submitted two weeks ago and had received a request for additional information. He did not know when the final decision for the grant would be made.

Ms. Chembars said the proposal provides information on the pedestrian traffic in the area and how the sidewalks would help alleviate some of the safety concerns, details on the repair and replacing

of manholes and catch basins, how the area will be restored once it is disturbed, and how signage will be relocated.

Mrs. Bakin said that a sidewalk is needed along Mansfield Avenue. Ms. Chembars said that the improvement of the sidewalks is part of the Comprehensive Plan and receipt of this grant would help achieve that goal. Mrs. Bakin said it would also be helpful to get bus service to travel down Mansfield, but that is a different issue.

**Motion:**

**Mrs. Bakin made a motion, seconded by Mr. O'Donnell, to recommend the approval of the proposed sidewalk grant to the Borough of Green Tree as written.**

**Motion carried unanimously.**

**Other Business**

Mr. Turocy asked about the status of Council's review of the proposed zoning ordinance. Mrs. Bakin replied that Council's progress has been going slowly. They have made many changes in each of the zoning districts. Mostly recently, Council has been reviewing the Definitions section. They must still compose some of the Supplemental Regulations for some Conditional Uses. Mrs. Bakin said that they have rewritten almost every section that Planning Commission presented, and she felt that the revised ordinance would likely be sent back to Planning Commission after Council has finished its review. Mrs. Bakin was discouraged after all of the years of work that Planning Commission had done on the ordinance. She said the Mixed Use District had been deleted from the ordinance. Other districts had major sections removed and other major changes have been made to the document. Mrs. Bakin said that the Comprehensive Plan was a ten-year plan adopted in 2010 and the County expects that within that ten-year timeframe the borough would be reviewing and updating the plan. Discussion continued regarding the proposed zoning ordinance.

**ADJOURNMENT**

**Motion:**

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

**Motion carried unanimously.**

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Rebecca Chembars, Chairman

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Ed O'Donnell, Secretary