

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
NOVEMBER 15, 2017**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, November 15, 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
Paul Kirsch
Ed O'Donnell
James Turocy

Also Present:

Harry Faulk, Assistant Borough Manager
Louis A. Casadei, P.E., Borough Engineer
Deborah N. Gawryla, Stenographer

Absent:

Thomas Bean
Robert McWilliams

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT

Ms. Chembars had nothing to report at this time.

APPROVAL OF THE MINUTES

August 23, 2017

Mr. Turocy made a motion, seconded by Dr. Kirsch, to approve the August 23, 2017 Planning Commission minutes as presented.

Motion carried unanimously.

ADVISORY DISCUSSION

Gateway Engineers, on behalf of Pennsylvania American Water, requesting review of plans for the renovation of the existing building and surrounding parking area at 500 Noblestown Road to convert into an operations center.

Mr. Joel Mitchell, Senior Project Manager from Pennsylvania American Water Company (PAWC), Mr. Joe Tackett, Senior Manager for the Pittsburgh Region from PAWC, and Mr. Alberto Jarquin from Gateway Engineers were present to discuss the proposed plans for 500 Noblestown Road.

Mr. Mitchell said that PAWC has been looking for an operations center for the past three years. PAWC purchased the building at 500 Noblestown Road last summer. Mr. Tackett said that PAWC is still working on some of the details regarding who specifically will work in this location. They are hoping to get approval based on their current operations plans.

Mr. Mitchell said that PAWC is not planning to change the building's footprint or the impervious area. There will be a minor change to the grading at the back of the building. Since many of PAWC trucks and vans will be parked inside the building, a portion of the building would be

considered a parking garage. There are two stories in the front of the building and a third story in the rear. Office space will be in the front of the building. Overall, the building would include parking space, a warehouse or storage area, training areas, and office space on the first floor. There will be some upgrades done to the exterior.

Mr. Jarquin said that PAWC plans to add some storage on the Scott Township property. He is anticipating a letter from Scott Township approving their portion of the plan, which includes the approval of a variance for a storage shed. The proposed storage shed exceeds Scott's permitted height of 14 feet. The variance hearing is scheduled for December 5.

Mr. Mitchell said grading would be raised in the back of the building to allow trucks to pull directly into the building. Outside parking would remain the same. Mr. Jarquin said there would be about 32,258 square feet for office use. The warehouse use will be approximately 18,465 square feet. There will sufficient parking for the property between the indoor and outdoor parking spaces. Review of the parking areas on the drawing continued.

Ms. Chembars asked if the applicant would have to come back before Planning Commission if the proposed interior use of the building changed. Mr. Casadei said that Planning Commission could place that stipulation on the plan during the approval process, although most changes do not come back to the Planning Commission since such changes are generally a building code issue. Plans generally only come back to the Planning Commission if there is a change in the exterior site. Discussion ensued regarding what issues might cause a re-review of the drawings at a later time.

Mrs. Bakin asked if there would be any mechanical work on the vehicles that would be parked inside the building. Mr. Mitchell said there would be a small mechanical shop for PAWC's vehicles providing routine mechanical services, such as oil changes, battery check, etc. Review of the plans continued and Mr. Mitchell pointed out the area on the plan where the maintenance and mechanic's shop would be located.

Mr. O'Donnell asked about the property's access to the residential Rook area. Mr. Mitchell said that although there is an access road, there is currently a gate that is padlocked. They are considering a car access gate, but the primary ingress/egress to the site would be on Noblestown Road. The gated access would not be used by any of PAWC's large vehicles. Mrs. Bakin said it sounds like it would be a less intensive use than the former Walgreens at that location.

Mr. Turocy asked how many people would be working in the building. Mr. Mitchell replied that a maximum of 130 people would be working there, but currently they are planning for 60 to 100 people. Employees would arrive around 7:30 a.m., with many of them leaving in PAWC vehicles. They will then return around 2:30 p.m. Mr. Mitchell said that facility would have no visitors and no bill payments accepted. Trucks bringing deliveries would be mostly smaller box trucks. Parking spaces will be numbered. Discussion continued regarding future possibilities for the property. Review of the details of the drawing continued.

Mr. Casadei reviewed what the applicants would need to provide for the formal application. Ms. Chembars asked that a note be added stating that the Planning Commission is requesting the plan be re-reviewed if there are future changes to the use. Mr. Casadei said that the lighting plan should have a note indicating that the borough has the right to request a revision to the lighting if it is offensive to neighboring properties.

When asked about possible signage, Mr. Mitchell said that initial plans are to put a new skin on the existing marquee at the entrance on Noblestown Road, so there will not be any changes to the signage. Mr. Casadei reminded the applicant to indicate the location of stop signs, handicapped parking signs, traffic circulation signs, etc. on the drawing.

Mr. Casadei asked how the gate on Hawthorne/Rothesay would be set up. Mr. Mitchell said it would probably be a sliding gate with a chain and padlock. Mr. Casadei said the fire department needs access to the property via this entrance in case of an emergency. Mr. Tackett said a device could be installed allowing the gate to open for authorized vehicles, such as the fire department. The fire department would be given a puck-like device to keep in the truck that would automatically open the gate when the truck is within 50 feet of the entrance. Mr. Casadei asked if PAWC would supply these devices. Mr. Tackett said they would. Mr. Casadei said this type of gate device would be required at the Hawthorne/Rothesay gate and the Fire Chief would come out to check it. He noted that the Green Tree Volunteer Fire Company currently owns a number of Knox Boxes. Discussion continued regarding the Hawthorne/Rothesay entrance to the property.

Establishment of Planning Commission Meeting Dates/Times for 2018

Motion:

Mrs. Bakin made a motion, seconded by Mr. Turocy, for the Planning Commission to continue to meet in 2018 on the second and fourth Wednesdays at 7:00 p.m. in the Sycamore Room of the Green Tree Municipal Center, as needed, from January 2018 through October 2018. The Planning Commission will meet only on the second Wednesdays of November and December 2018 (Nov. 14 and Dec. 12) for a combined workshop/business meeting, as needed, due to the holidays.

Motion carried unanimously.

Election of Planning Commission Officers for 2018

Motion:

Dr. Kirsch made a motion, seconded by Mr. Turocy, for the re-election of the same Planning Commission officers for 2018, as follows:

Ms. Rebecca Chembars - Chair

Mrs. Cheryl Bakin - Vice Chair

Mr. Ed O'Donnell - Secretary

Motion carried unanimously.

ADJOURNMENT

Motion:

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

Motion carried unanimously.

Rebecca Chembars, Chairman

Ed O'Donnell, Secretary