

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
JANUARY 11, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, January 11, 2023 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, Chair
Robert McWilliams
Jessica Swiech

Also Present:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

Absent:

Al Erwin
Christine Short
Nicholas Weirick

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIRMAN'S REPORT – Ms. Bakin

1. Mr. McWilliams has been re-appointed to a four-year term with the Planning Commission, through December 31, 2026.
2. Mr. Nathan Pazsint has resigned from the Planning Commission, effective immediately. This opens a vacancy on the Planning Commission.

APPROVAL OF THE MINUTES

December 14, 2022

Motion:

Ms. Swiech made a motion, seconded by Mr. McWilliams, to approve the December 14, 2022 minutes as presented.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. The encroachment issue at 17 Crestmont Drive has been resolved. Mr. Carter is working with the property owners to issue the necessary permits.
2. The Borough is continuing the process of receiving bids for the demolition of 137 Poplar Street.
3. The property owners of 495 Mansfield Avenue will be appearing before the Zoning Hearing Board regarding the variances that will be necessary to move forward with their expansion.
4. A permit has been issued for the construction of a new single-family home at 4 Trailvue Drive.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

1. **Pg. 4-24 – Action #1.2: Enhance the gateway at the corner of Greentree Road and Mansfield Avenue.**
The last sentence, beginning with “Long-term possibilities include St Margaret’s ...” should be removed from this paragraph.

2. **Pg. 4-24 – Action #1.3: Implement a façade improvement program.**
The Planning Commission will need to determine whether the “Main Street Program” still exists.

Remove the section labeled “2) Develop a Revolving Loan Fund Program”.

3. **Pg. 4-25 – Action #1.4: Incorporate Traditional Neighborhood Development into the Zoning Ordinance for the Greentree Road corridor.**
The Planning Commission will need to research the current Zoning Ordinance to determine which of these provisions have been completed.

4. **Pg. 4-26 – Action #1.5: Incorporate design standards for the Traditional Neighborhood Development district into the Subdivision Regulations for the Greentree Road corridor.**
Action #1.5 should be removed from the Comprehensive Plan.

5. **Pg. 4-27 – Action #1.6: Enact a Business Improvement District (BID) ordinance under the Pennsylvania Business Improvement District Act 53 Pa.C.S. § 5401.**
Action #1.6 should be removed from the Comprehensive Plan.

6. **Pg. 4-28 – Action #1.7: Relocate overhead utility lines along Greentree Road underground.**
Action #1.7 should be removed from the Comprehensive Plan.

7. **Pg. 4-27 – Action #2.1: Form a “business district improvement council” consisting of both business owner/operators and property/building owners.**
Action #2.1 should be removed from the Comprehensive Plan.

8. **Pg. 4-28 – Action #2.2: Offer reduced parking requirements if business owners can prove there is adequate parking via shared lots, etc.**
No changes need to be made.

9. **Pg. 4-28 – Action #2.3: Provide a public parking lot.**
No changes need to be made.

10. **Pg. 4-28 – Action #2.4: Develop a program that ties into PUMP and host “pop-up” events in vacant storefronts, empty lots, etc.**
Action #2.4 should be removed from the Comprehensive Plan.

11. **Pg. 4-43 – Action #1.1: Construct an inbound off-ramp from I-376 to Poplar Street next to the Public Works building to alleviate morning traffic on I-376, Greentree Road, and Mansfield Avenue.**
Ms. Swiech noted that PennDOT will be making major changes to the I-376 ramps in Green Tree in the future. The following paragraph should be incorporated into this section:

“Interchange improvements on I-376 will address safety, operational, and mobility concerns at the Green Tree interchange. The project is made up of multiple individual components that were identified in a Parkway West study. The combined concepts provide a split-diamond interchange at Greentree Road and Poplar Street, connected by frontage

roads. It will also remove the existing loop ramps, and the existing auxiliary lanes along I-376 East and West will be extended to function as truck-climbing lanes.”

12. **Pg. 4-43 – Action #1.2: Widen Mansfield Avenue to three lanes between Holiday Drive and Poplar Street to allow for the construction of a long right-turn lane eastbound at Poplar Street.**
Action #1.2 should be removed from the Comprehensive Plan.
13. **Pg. 4-44 – Action #1.3: Alleviate inbound traffic congestion on Greentree Road between Mansfield Avenue and Woodville Avenue by increasing capacity on I-376 inbound.**
Action #1.3 should be removed from the Comprehensive Plan.
14. **Pg. 4-44 – Action #1.4: Work with the City of Pittsburgh to conduct a traffic study at the Greentree Road/Woodville Avenue intersection to keep inbound traffic moving during the morning peak hours by either installing a traffic signal or eliminating the stop sign.**
Action #1.4 should be removed from the Comprehensive Plan.
15. **Pg. 4-45 – Action #1.5: Work with the Allegheny County Port Authority to improve transit service to Green Tree Borough.**
Action #1.5 should be removed from the Comprehensive Plan.
16. **Pg. 4-45 – Action #1.6: Determine the feasibility of offering “shuttle” type service and/or flyer routes from outside area Park-n-Rides, “T”-stops, and downtown Pittsburgh to Parkway Center and Foster Plaza to reduce traffic.**
Action #1.6 should be removed from the Comprehensive Plan.
17. **Pg. 4-45 – Action #2.1: Increase speeding enforcement on Mansfield Avenue and Hawthorne Avenue.**
No changes need to be made.
18. **Pg. 4-45 – Action #2.2: Implement traffic calming concepts along Hawthorne Avenue to reduce speeding.**
Action #2.2 should be removed from the Comprehensive Plan.
19. **Pg. 4-46 – Action #3.1: Implement traffic calming concepts along Glencoe Avenue, Greenlawn Drive, Orchard Drive, and Western Avenue to reduce the use of these roadways as “cut-throughs”.**
No changes need to be made.
20. **Pg. 4-47 – Action #3.2: Work with the City of Pittsburgh to determine the feasibility of re-opening Kearns Road.**
Action #3.2 should be removed from the Comprehensive Plan.
21. **Pg. 4-47 – Action #3.3: Implement traffic calming concepts along McKenna Avenue and Warriors Road to reduce the use of these roadways as “cut-throughs” and reduce speeding on McKenna Avenue.**
Action #3.3 should be removed from the Comprehensive Plan.
22. **Pg. 4-48 – Action #4.1: Increase pedestrian safety along Greentree Road between McMonagle Road and Manilla Avenue by using zebra-striped thermoplastic crosswalk pavement markings and upgrade all sidewalk ramps to meet current ADA requirements.**
The second paragraph, beginning, “Some of the crosswalk pavement markings...” should be removed in its entirety.

23. **Pg. 4-48 – Action #4.2: Implement a sidewalk improvement plan, similar to the Borough’s street repaving plan/map.**
The bullet points “Mansfield between Greentree Road and Poplar Street” and “Holiday Drive” should be removed from this list.
24. **Pg. 4-49 – Action #4.3: Work with the City, Dormont, and Keystone Oaks School District (KOSD) to improve the pedestrian connection between Green Tree and KOSD/Dormont.**
Action #4.3 should be removed from the Comprehensive Plan.
25. **Pg. 4-49 – Action #5.1: Implement traffic calming concepts along Greentree Road between Carnahan Road and Manilla Avenue, such as raised 8’ curbs, appropriate curb cuts, improved sidewalks, and pedestrian crossings with increased protection.**
Action #5.1 has been completed and should be removed from the Comprehensive Plan.
26. **Pg. 4-49 – Action #5.2: Fix the dangerous lane shift problem on Greentree Road inbound (northbound) at Manilla Avenue when there are two morning lanes by installing appropriate pavement markings and diagrammatic signing, or by forcing the left lane to be a left turn only.**
Ms. Bakin said she would research the grant that was received by the Borough for the intersection of Greentree Road and Manilla Avenue.
27. **Pg. 4-50 – Action #5.3: Eliminate parking in the fronts of buildings along Greentree Road where there is not enough room to allow for proper ingress/egress.**
The sentence beginning with “Physical barriers like flower boxes...” should be eliminated. It should be added that if the Borough could purchase one of the buildings along Greentree Road, they could turn that land into a parking lot.
28. **Pg. 4-50 – Action #5.4: Convert the current two 15’ lane sections of Greentree Road to three 10’ lanes, between Carnahan Road and McMonagle Road; the center lane would be a turning lane.**
Action #5.4 has been completed and should be removed from the Comprehensive Plan.
29. **Pg. 4-51 – Action #6.1: Increase the on-ramp acceleration lane length for the Poplar Street to I-376 outbound ramp.**
Action #6.1 should be removed from the Comprehensive Plan.
30. **Pg. 4-51 – Action #6.2: Work with PennDOT to evaluate the need for and safety of all of the I-376 ramps; consider closing the Poplar Street to I-376 inbound and Greentree Road to I-376 outbound ramps.**
Action #6.2 should be removed from the Comprehensive Plan.
31. **Pg. 4-51 – Action #6.3: Construct a new outbound ramp off of Parkway Center Drive.**
Action #6.3 should be removed from the Comprehensive Plan.
32. **Pg. 4-51 – Action #6.4: Construct a sound barrier along the Parkway adjacent to the residential home on Parkedge Road.**
The Planning Commission discussed PennDOT’s plans to construct this sound barrier in the future.
33. **Pg. 4-51 – Action #6.5: Construct a sound barrier in the Rook neighborhood along Hawthorne Avenue to separate the railroad and the neighborhood.**
Action #6.5 should be removed from the Comprehensive Plan.

ADJOURNMENT

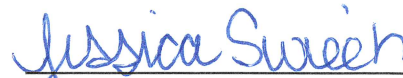
Motion:

Mr. McWilliams made a motion, seconded by Ms. Swiech, to adjourn the meeting at 8:40 pm.

Motion carried unanimously.



Cheryl Bakin, Chairman



Jessica Swiech, Secretary