

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
FEBRUARY 8, 2023**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Green Tree Planning Commission met on Wednesday, February 8, 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  
Al Erwin  
Robert McWilliams  
Nicholas Weirick  
Christine Short  
Jessica Swiech

*Also Present:*

Kim Beck, Stenographer

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**CHAIR REPORT – Ms. Bakin**

1. There is still a vacancy on the Planning Commission.
2. The Planning Commission discussed the next steps for the Comprehensive Plan. Once the Comprehensive Plan draft is completed, the Planning Commission will hold a Public Hearing where residents can attend and discuss their questions and concerns.

**CONTINUED REVIEW OF THE COMPREHENSIVE PLAN**

1. **Pg. i-2 – Green Tree Borough Council**  
This section will need to be updated to include the current members of Green Tree Borough Council.
2. **Pg. i-2 – Green Tree Borough Planning Commission**  
This section will need to be updated to include the current members of the Green Tree Planning Commission.
3. **Pg. i-2 – Comprehensive Plan Steering Committee**  
This section should be removed in its entirety.
4. **Pg. i-2 – The Green Tree Borough Comprehensive Plan was prepared by:**  
This section should be removed in its entirety.
5. **Pg. iii – Green Tree Borough Comprehensive Plan**  
There should be a sentence added to this paragraph stating that The Borough is required by state law to review and update the Comprehensive Plan every 10 years, but the Planning Commission was unable to make the update in 2020 due to COVID.
6. **Pg. iii – Vision**  
No changes need to be made.

7. **Pg. iv – The Community Development Objectives**  
The sentence beginning, “The eight (8) Objectives served as a means...” should be changed to read, “The Objectives served as a means...”
8. **Pg. iv – Implementing Priority Projects**  
The sentence beginning, “The ease of implementing projects...” should be removed.
9. **Pg. iv – Ordinance Updates**  
No changes need to be made.
10. **Pg. iv – Review Development Plans**  
This section should be removed in its entirety.
11. **Pg. iv – Annual Plan Review & Updates**  
The first sentence should be changed to read, “...will only be useful if it is **reviewed**, implemented, evaluated, and updated on a regular basis.”  
  
The Planning Commission discussed how often they should be reviewing the Comprehensive Plan to determine what actions are in progress. Mr. Weirick suggested that the Chair of the Planning Commission include a write-up about the Comprehensive Plan in the Annual Report that gets sent to Council each year. Including this information in the Annual Report would help keep the Planning Commission accountable in reviewing the Plan on a regular basis. This paragraph will need to be rewritten to reflect these changes.
12. **Executive Summary**  
Remove these pages in their entirety.
13. **Pg. xxi – Implementation**  
The Planning Commission discussed re-writing the first paragraph on the page. Mr. Weirick suggested creating a one-page introduction and summary of the Comprehensive Plan and including this paragraph in that section. Mr. Weirick volunteered to write up a draft summary.
14. **Pg. xxi – Priority – High, Medium, or Low**  
This section should be removed in its entirety.
15. **Pg. xxi – Implementing Party**  
This section should be removed in its entirety.
16. **Pg. xxi –Potential Partners**  
This section should be removed in its entirety.
17. **Pg. xxi –How to Stay Involved**  
This section should be removed in its entirety.
18. **Pg. 1-9 – B) Contiguous Municipalities Statement**  
The Contiguous Municipalities Statement will need to be rewritten to include the updated information Mr. Weirick found regarding each of the three listed Comprehensive Plans.
19. **Pg. 1-11 – C) Interrelationship Statement**  
This section should be removed in its entirety.
20. **Pg. 1-11 – D) How to Use the Comprehensive Plan**  
No changes need to be made.

21. **Pg. 1-11 – Implementing Priority Projects**

This section should be removed in its entirety.

22. **Pg. 1-11 – Ordinance Updates**

No changes need to be made.

23. **Pg. 1-12 – Review Development Plans**

The first paragraph should be rewritten as, “Using the 2020 Zoning Regulations, the Planning Commission and Borough Council should evaluate each project, asking the following questions:”.

There will be no changes to the bullet points in this section.

24. **Pg. 1-12 – Annual Plan Review & Updates**

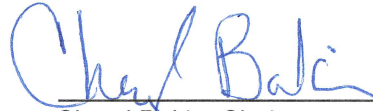
The verbiage in this section should be rewritten to match what is written on page iv, “Annual Plan Review & Updates.”

**ADJOURNMENT**

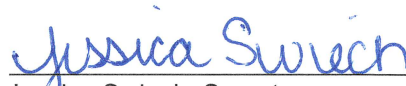
**Motion:**

**Ms. Short made a motion, seconded by Ms. Swiech, to adjourn the meeting at 8:15 pm.**

**Motion carried unanimously.**



Cheryl Bakin, Chair



Jessica Swiech, Secretary