

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
FEBRUARY 22, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Green Tree Planning Commission met on Wednesday, February 22, 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:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT – Ms. Bakin

1. The Planning Commission is still in the process of filling the vacant position. Ms. Bakin has been in communication with Council's Planning and Zoning committee chair, Mr. David Rea, about possible interested applicants.

APPROVAL OF THE MINUTES

January 25, 2023

Motion

Mr. Erwin made a motion, seconded by Ms. Short, to approve the January 25, 2023 minutes as presented.

Motion carried unanimously.

February 8, 2023

Motion

Ms. Short made a motion, seconded by Ms. Swiech, to approve the February 8, 2023 minutes as presented.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. The Zoning Hearing Board approved the three variance requests for 495 Mansfield Avenue. Once Wolfe LLC receives their official approval letter from the Zoning Hearing Board, they will be put on a Planning Commission agenda.
2. Mr. Carter recently issued a sign permit for the restaurant located at 812 Mansfield Avenue.
3. An interior office alteration permit was issued for the second floor of Foster Plaza 11.

4. Mr. Erwin asked Mr. Carter if the illuminated sign that was recently refurbished at Unity Church is conforming with the Borough’s code. Mr. Carter said the current sign is okay. If Unity Church wishes to make any additional changes to the sign, they will need to comply with the Borough’s ordinance.
5. The Borough’s engineer is in the process of securing a bid for the demolition of 137 Poplar Street.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

Ms. Bakin stated that the Borough’s administrative assistant, Wendy Steffes, gave her an example for the cover of the new Comprehensive Plan for the Planning Commission to review. The Planning Commission reviewed the draft of the cover and agreed to use the included catchphrase for the cover, “Growing in Green Tree”. The Planning Commission said they liked the photo of the water tower on the cover but would like to remove the green bar across the page.

Ms. Bakin distributed a copy of a draft introduction page, which would be placed in the Comprehensive Plan as page 1-2. The Planning Commission reviewed this draft introduction and agreed upon several small corrections. Ms. Bakin will make these corrections and give the updated introduction to Ms. Steffes to be included in the Plan.

1. Pg. i-2 – Green Tree Comprehensive Plan

It should be stated on this page that the revised Comprehensive Plan was prepared by the Green Tree Planning Commission.

2. Pg. 1-4 – Planning Authority

The following sentence should be included at the end of the first paragraph: ***“This Comprehensive Plan follows sections 420-4, Purpose, and 420-5, Community Development Objectives, of the Green Tree Borough Zoning Code, updated in 2020”.***

The first sentence of the third paragraph should be updated to read, ***“The first ever comprehensive plan was adopted by Green Tree Borough in 2010”.***

3. Map 2.1: Local Transportation

This map will need to be updated.

4. Map 2.2: Existing Land Use

This map will need to be updated.

5. Map 2.3: Institutional Land

This map will need to be updated.

6. Map 2.4: Hydrological Resources

Mr. Carter will do research to determine if this map will need to be updated.

7. Map 2.5: Topography

No changes need to be made.

8. Map 2.6: Zoning Districts

This map will need to be updated.

9. Map 2.7: Utilities

This map will need to be updated.

10. Map 3.1: Transportation Needs Assessment

This map should be removed from the Comprehensive Plan.

- 11. Map 4.1A: Conceptual Rendering for the Greentree Road Corridor – View Looking North from Green Tree Medical Center**
This map should be removed from the Comprehensive Plan.
- 12. Map 4.1B: Conceptual Rendering for the Greentree Road Corridor – View Looking North from Pocono Drive**
This map should be removed from the Comprehensive Plan.
- 13. Map 4.2A: Conceptual Rendering for St. Margaret’s Church Property – View Looking North from Mansfield Clock Island**
This map should be removed from the Comprehensive Plan.
- 14. Map 4.2B: Conceptual Rendering for St. Margaret’s Church Property – View Looking West from East Side of Greentree Road**
This map should be removed from the Comprehensive Plan.
- 15. Map 4.3: Conceptual Rendering for Redevelopment Along Greentree Road**
This map should be removed from the Comprehensive Plan.
- 16. Map 4.4: Conceptual Rendering of a Public Parking Lot on Greentree Road**
This map should be removed from the Comprehensive Plan.
- 17. Map 4.5: Future Land Use Plan**
This map should be removed from the Comprehensive Plan.
- 18. Appendix A: Stakeholder List**
This appendix will need to be updated.
- 19. Appendix B: Economic Development Focus Group Meeting Summary**
This appendix will need to be updated.
- 20. Appendix C: Public Meeting Summaries**
This appendix will need to be updated.
- 21. Appendix D: Youth Focus Group Meeting Summary**
This appendix should be removed from the Comprehensive Plan.
- 22. Appendix F: Traditional Neighborhood Developments Fact Sheet**
This appendix will need to be updated.
- 23. Appendix G: Green Tree Borough Zoning District Analysis**
This appendix should be removed from the Comprehensive Plan.
- 24. Appendix H: Funding Sources**
This appendix will need to be updated.
- 25. Appendix I: References**
This appendix will need to be updated.

ADJOURNMENT

Motion:

Ms. Short made a motion, seconded by Ms. Swiech, to adjourn the meeting at 8:27 pm.

Motion carried unanimously.


Cheryl Bakin, Chair


Jessica Swiech, Secretary