

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
FEBRUARY 28, 2024**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, February 28, 2024 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:

Al Erwin
Robert McWilliams
Jesse Robinson-Evans
Christine Short
Jessica Swiech
Nicholas Weirick

Also Present:

Todd Carter, Code Enforcement Officer
Emily Schwartz, Council Member

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT

Mr. Erwin noted that Cheryl Bakin, former Chair of the Planning Commission, has recently passed away. He stated that she had been a member of the Planning Commission longer than any of the current members. Mr. Erwin had the pleasure of knowing Ms. Bakin for a little over three years, and he said that he had never met a person who was more passionate about Green Tree and the Planning Commission.

APPROVAL OF THE MINUTES

December 13, 2023

Motion:

Ms. Short made a motion, seconded by Mr. McWilliams, to approve the December 13, 2023 minutes as presented.

Motion carried unanimously.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2024

Motion:

Ms. Short made a motion, seconded by Mr. Robinson-Evans, to appoint the following 2024 Planning Commission officers: Mr. Erwin as Chair, Ms. Swiech as Vice-Chair, and Ms. Short as Secretary.

Motion carried unanimously.

REVIEW OF PROPOSED 2023 ANNUAL REPORT

Motion:

Mr. Robinson-Evans made a motion, seconded by Mr. McWilliams, to approve the 2023 Planning Commission Annual Report as presented.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. The property owners of 754 Noblestown Road will be attending the March 13 Planning Commission meeting for discussion and approval of subdivision. Mr. Carter explained that they are proposing to move the property lines of the two properties involved.
2. Mr. Carter recently issued an interior renovation permit for 710 Trumbull Drive.
3. Chipotle, located at 897 Greentree Road, is finishing up renovations. Mr. Carter stated that they are hoping to open in early April.
4. Construction has started for the Jersey Mike's located at 987 Greentree Road.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

1. **Pg. 4 – Planning Authority**
 The first bullet point should be changed to read, "Population was projected to increase from 5,226 in 1960 to between 8,000 and 14,000 by 1980; however, **population actually decreased between 1960 and 2018. The current population is approximately 4,600.**"
2. **Pg. 7 – State Water Plan**
 The second sentence in the first paragraph should be changed to read, "The Comprehensive Plan is in conformance with the Pennsylvania State Water **Plan** and recognizes that:"
3. **Pg. 12 – Housing Characteristics**
 The first sentence of the first paragraph under Table 2.1 should be changed to read, "As the table shows, Green Tree has a **very** high percentage of owner-occupied housing stock."

 The second sentence of the fourth paragraph under Table 2.1 should be changed to read, "Figure 2.3 illustrates that **94** percent of housing in the Borough falls into that category. ~~With less than one percent in each of the others.~~"
4. **Pg. 22 – Historic Development**
 The fourth sentence of the second paragraph should be changed to read, "It became known as the Black Horse Trail during the **1790s** because of the Black Horse Tavern in Canonsburg..."
5. **Pg. 32 – Mt. Pisgah Presbyterian Church Cemetery**
 This section was previously removed but should be added back into the Comprehensive Plan.

 The first sentence should be changed to read, "**Now maintained by Iglesia Sion**, located along Warriors Road, the Mt. Pisgah..."
6. **Pg. 32 – Churches**
 The first bullet point, Church of Jesus Christ of Latter-Day Saints, was removed but should be added back in the Comprehensive Plan as the church is still located at 46 School Street.
7. **Pg. 37 – Watersheds**
 The first sentence should be changed to read, "Every river, stream, and tributary **has** an individual watershed."
8. **Pg. 42 – Administration and Services**
 The sixth sentence should be changed to read, This channel, **Fios #39**, will be programmed 24 hours a day, seven days a week and will be available to all residents who subscribe to **FIOS** cable television."

9. **Pg. 43 – Budget (From 2022)**
 The first sentence should be changed to read, "For the *third* consecutive year, Green Tree Borough has not increased real estate millage (4.61 mills)."

10. **Pg. 57 – Improve the ability of the Borough to support existing businesses and industry as well as attract new investment opportunities.**
 The second sentence of the third bullet point should be changed to read, "Though *Parkway Center* is located within the City of Pittsburgh..."

11. **Pg. 64 – Improve the mobility to, from, and within Green Tree Borough by focusing on major transportation routes such as Greentree Road and Interstate 376 as well as pedestrian circulation and connections.**
 The first bullet point under "Challenges" should be changed to read, "*Speeding on residential streets is a problem.*"

 The bullet point titled "Speeding" should be eliminated in its entirety.

12. **Pg. 65 - Improve the mobility to, from, and within Green Tree Borough by focusing on major transportation routes such as Greentree Road and Interstate 376 as well as pedestrian circulation and connections.**
 The first sentence of the second paragraph should be changed to read, "Green Tree is fortunate to be served by the *Wheeling and Lake Erie Railroad*, which serves as the Rook Rail Yard..."

13. **Pg. 69 – Action # 1.2**
 The first sentence should be eliminated in its entirety.

14. **Pg. 74 – Action #4.1**
 The heading should be changed to read, "*Form a committee in order to* formalize partnerships and ongoing communication..."

15. **Pg. 75 – Action #5.1**
 Under the bullet point "Optimize the site for mobile users", the second sentence should be changed to read, "This will improve the user experience and our *search engine optimization* rankings."

 Under the bullet point "Content should be succinct, interesting, and new", the third sentence should be eliminated in its entirety.

16. **Pg. 88 – Implementation**
 The Planning Commission discussed whether they should create a list of priorities for an Implementation Plan or if they should remove the page from the plan. Ms. Schwartz stated that the Planning and Zoning Committee had met and discussed this page of the Comprehensive Plan, and they believe that the Planning Commission should consider creating a separate document with a prioritized list of action items for the commission to work through at their meetings. This document could be reviewed and updated periodically, rather than once every ten years if it were included in the Comprehensive Plan. The Planning Commission agreed that they should work on creating a prioritized list of action items after work on the Comprehensive Plan has been completed.

 This page should be eliminated in its entirety.

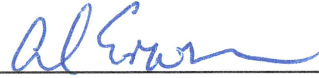
After a brief discussion, the Planning Commission agreed that they would like to review the Comprehensive Plan at next month's meeting once the revisions have been completed.

ADJOURNMENT

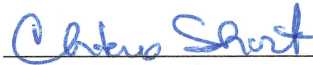
Motion:

Ms. Swiech made a motion, seconded by Mr. Weirick, to adjourn the meeting.

Motion carried unanimously.



Al Erwin, Chair



Christine Short, Secretary