

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
MARCH 13, 2024**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, March 13, 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:

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

Also Present:

Todd Carter, Code Enforcement Officer

Absent:

Al Erwin

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT

In Mr. Erwin's absence there was no Chair Report this evening.

APPROVAL OF THE MINUTES

February 28, 2024

Motion:

Mr. Robinson-Evans made a motion, seconded by Ms. Short, to approve the February 28, 2024 minutes as presented.

Motion carried unanimously.

SD 01-24

754 Noblestown Road

Ms. Kim Gales of J. R. Gales & Associates was in attendance to represent 754 Noblestown Road.

Ms. Gales explained that Mr. John Bonassi owns a lot adjacent to both 754 Noblestown Road and 138 Poplar Street. Mr. Bonassi would like to split this lot and sell portions to each property which would increase their side yards. There are currently no structures on this lot.

The Planning Commission discussed the current property lines and the proposed new property lines. Mr. Carter noted that there were no issues that would need to be brought to the Zoning Hearing Board.

Motion:

Ms. Short made a motion, seconded by Mr. Robinson-Evans, to approve SD 01-24 as presented.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. An interior renovation permit was recently issued for 680 Anderson Drive, Foster Plaza 10.
2. Mr. Carter issued a partial occupancy permit for the first floor of Defender Self-Storage located in Parkway Center Building 8. Ms. Short asked if the Green Tree Fire Company was aware of this storage facility opening in the Borough for safety reasons. Mr. Carter stated that he has not specifically notified the Fire Chief, but he believed that the Chief was aware of this business opening in Parkway Center. Ms. Short suggested that Mr. Carter contact the Fire Company to ensure that they are aware that this business is opening.
3. The Chipotle located at 978 Greentree Road is expected to open in early April.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

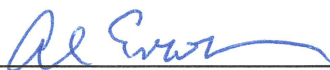
1. **Pg. 3 – CHAPTER ONE: INTRODUCTION**
The sentence in the sixth paragraph should be changed to read, “The result of our work is the **2024** Comprehensive Plan.”
2. **Pg. 13 – Figure 2.3**
The Planning Commission agreed to update the pie chart in Figure 2.3 with the updated information provided from the 2020 Census data.
3. **Pg. 36 – Aiken Elementary School**
The first sentence of the first paragraph should be changed to read, “...and has approximately **225** students.”
4. **Pg. 32 – Churches**
The third bullet point should be changed to read, “St. Raphael the Archangel Parish – St. Margaret of Scotland Church (**formerly St. Margaret’s Church**) – 310 Mansfield Avenue...”
5. **Pg. 44 – Budget (from 2022)**
The heading should be changed to read, “Budget (~~from 2022~~)”.
6. **Pg. 44 – Revenue**
The first sentence of the first paragraph should be changed to read, “...**an** increase from \$6,481,604.00.”
7. **Pg. 44 – Expenditures**
The second sentence should be changed to read, “Over half of the expenditures are as a result of three areas: the Police Department (32%), the Public Works Department (15%) and **Executive Administration (10%)**”.

ADJOURNMENT

Motion:

Ms. Short made a motion, seconded by Mr. Weirick, to adjourn the meeting at 7:37pm.

Motion carried unanimously.



Al Erwin, Chair



Christine Short, Secretary