

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
APRIL 12, 2023**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The Green Tree Planning Commission met on Wednesday, April 12, 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  
Jesse Robinson-Evans  
Jessica Swiech  
Nicholas Weirick

*Also Present:*

Todd Carter, Code Enforcement Officer  
Kim Beck, Stenographer

*Absent:*

Christine Short

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**CHAIR REPORT – Ms. Bakin**

Ms. Bakin had nothing to report at this time.

**APPROVAL OF THE MINUTES**

**March 22, 2023**

**Motion:**

**Mr. Erwin made a motion, seconded by Mr. Robinson-Evans, to approve the March 22, 2023 minutes as presented.**

**Motion carried unanimously.**

**DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE**

Ms. Bakin distributed a draft of proposed changes to the Garbage Can Maintenance ordinance for the Planning Commission to review and discuss.

Ms. Bakin stated that at a previous meeting, the Planning Commission had discussed changing the current garbage can ordinance to allow residents to place their garbage curbside as early as 12:00pm the day preceding collection, and allowing residents until 6:00am the morning after collection to bring their cans back to their house. She said that she spoke to some individuals who believe that is too long of a window to allow the garbage cans to sit at the curb. Allowing garbage cans to sit at the curb too long could cause issues with more cans and garbage blowing into the streets on windy days. Ms. Bakin suggested recommending that garbage cans be placed curbside at either 3:00pm or 4:00pm, and requiring the cans be brought back up by 12:00am the morning after collection. She noted that in a situation where someone would have to place their cans out earlier than 3:00pm or collect them later than 12:00am due to personal reasons, the Borough Manager could approve a waiver of hardship and allow an exception.

After further discussion, the Planning Commission agreed to recommend the following changes to the current Garbage Can Maintenance ordinance:

1. **Section 282-2: Time for Placement**

The paragraph beginning, "No garbage or rubbish shall be stored, permitted, or otherwise..." should be amended to read, "No garbage, rubbish, **or recycling** shall be stored, permitted, or otherwise placed at curbside for collection earlier than **3:00pm** on the evening preceding the scheduled collection day. However, the Borough Manager may, upon satisfactory proof that a hardship exists, grant a waiver of the time restriction to such a resident who applies for a waiver in advance of a violation."

2. The sentence, "***Rubbish cans must be picked up and returned to the home location by midnight on the day of the trash pickup.***" should be added to this section.

3. **Section 282-4: Requirements:**

**A.** The sentence beginning, "No garbage, rubbish, or other waste matter shall be permitted..." should be amended to read, "No garbage, rubbish, **recycling**, or other waste matter shall be permitted..."

4. **I.** The following should be added: "***All garbage, rubbish, and recycling may not be stored on the front or side exterior of the house, except in the driveway area. (Recognizing that some properties do not allow garbage, rubbish, or recycling to be stored in the rear of the property, other exceptions may be made.)***"

5. **J.** The following should be added: "***All garbage, rubbish, or recycling for which a container is not available must be kept inside the building until it is placed at the curb for collection, in accordance with the Borough code.***"

Ms. Bakin stated that she would have a draft ordinance prepared to be voted on at the next Planning Commission meeting. Once the Planning Commission approves the draft, it will be sent to Council for their review and consideration.

#### **REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH**

1. Lennon, Smith, Souleret Engineering, Inc is in the process of determining an estimated cost to make updated maps for the Comprehensive Plan. Mr. Carter said he would update the Planning Commission once he receives the estimates.
2. An asbestos study has been performed on the property at 137 Poplar Street. At this time, there is no date set for demolition.
3. Mr. Weirick asked when the variance was first approved for the property at 11 Parkway Center. Mr. Carter said he could not remember the exact date, but that he believed it was coming up on a year. Ms. Bakin suggested that Mr. Carter contact the property owners to remind them that they will need to ask for an extension if they still wish to move forward with their project.
4. Mr. Robinson-Evans asked for an update on the property at 987 Greentree Road. Mr. Carter said he has been in contact with the owners of the property and they are working on designing the building aspect of the property, but they still need to get zoning approval on their necessary variances.

#### **CONTINUED REVIEW OF THE COMPREHENSIVE PLAN**

1. Ms. Bakin distributed copies of the summarized survey responses for review, which will be included in the appendix of the Comprehensive Plan. Ms. Bakin said that the Planning Commission will need

to take the results from the various surveys and the public meeting into account when they formulate their recommendations of what goals and objectives they would like to see included in the updated Comprehensive Plan.

2. Ms. Bakin stated that she has been working with individuals to pull census data from four different places. She will be taking this data and using it to determine what information is correct and can be included in the Comprehensive Plan.
3. The Planning Commission agreed to include the Keystone Oaks School District Strategic Plan for the years 2020-2026 in the appendix of the Comprehensive Plan.
4. The Planning Commission needs to review the Green Tree Borough zoning districts that are listed in the Comprehensive Plan to ensure that they are up to date.
5. Mr. Robinson-Evans asked if there were any new funding sources that should be included in the appendix. After a brief discussion, the Planning Commission agreed to review the current list of funding sources to determine if there are any new sources that were not included in the previous Comprehensive Plan.
6. Ms. Bakin has been in contact with a representative from PennDOT. She is hoping to have copies of the maps of the preliminary proposed interchange plans to distribute at the next Planning Commission meeting. The Planning Commission would like to include the proposal in the Comprehensive Plan.

#### **ADJOURNMENT**

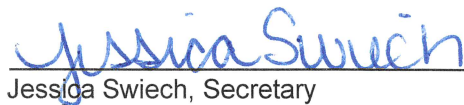
#### **Motion:**

**Ms. Swiech made a motion, seconded by Mr. McWilliams, to adjourn the meeting at 8:04 pm.**

**Motion carried unanimously.**



Cheryl Bakin, Chair



Jessica Swiech, Secretary