

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
APRIL 26, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, April 26, 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.

DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE

Ms. Bakin explained that she has an outside source reviewing the draft of the proposed Garbage Can Maintenance ordinance. She hopes to have the ordinance ready for the Planning Commission to review and vote on at the next Planning Commission meeting.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. Allegiant Managed Care, located at 2741 Noblestown Road, submitted a new land development application for a small shed. Mr. Carter stated that there are no zoning violations, and the shed will be located within the setbacks.
2. Mr. Carter has approved a Zoning Hearing board variance extension request from 11 Parkway Center for their solar panels.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

The Planning Commission has received updated maps from Lennon, Smith, Souleret Engineering to be included in the Comprehensive Plan. After a discussion, the Planning Commission agreed that the maps should be printed on 11x17" paper to be included in the plan.

Ms. Bakin received copies of the preliminary drawings of the parkway interchange alternatives from PennDOT to be included in the Comprehensive Plan. As these drawings are drafts and not finalized, Ms. Bakin will need to review the plans with PennDOT before the draft of the Comprehensive Plan is released to the public.

Mr. Weirick volunteered to rewrite the Executive Summary, which he will have completed for review at the next Planning Commission meeting.

The Planning Commission agreed to make the following changes to the draft of the Comprehensive Plan:

1. **Pg. 1 – Green Tree Borough Mayor**
Correct the spelling of “Schneck” to “**Schenck**.”
2. **Pg. 1 – Green Tree Planning Commission**
Correct the spelling of “Christin” to “**Christine**.”
3. **Pg. 2 – Green Tree Borough Comprehensive Plan**
Remove the sentence “This is the first every comprehensive plan adopted by Green Tree Borough.”

In the last sentence of the first paragraph, “COVID” should be changed to “COVID-19”.

4. **Pg. 3 – How to Use the Comprehensive Plan**
The following paragraph should be rewritten and included in this section:
“The Green Tree Borough Comprehensive Plan itself is a tool that at once recognizes the value of organic development and the importance of community priorities and preferences, which, once clearly established, steer the area’s commercial corridors and residential neighborhoods down a path of development that is in the best interest of Green Tree and the Borough’s diverse stakeholder groups. The public input gathered throughout the process contributed to development of the Vision Statement and then ultimately the Action Plan and recommendations; leading to a plan that is supported by the public and the community at large. The implementation plan should be used to help direct future development, planning, and other initiatives for Green Tree Borough.”
5. **Pg. 3 – Annual Plan Review & Updates**
The sentence beginning, “The Green Tree Borough Planning Commission should prepare and submit an Annual Report...” should be changed to read, “The Green Tree Borough Planning Commission should prepare and submit a **Bi-Annual** Report...”
6. **Pg. 4 – CHAPTER ONE: INTRODUCTION**
The first sentence, ending with “...for the Borough of Green Tree as adopted by Borough Council” should be corrected to read, “...for the Borough of Green Tree **was** adopted by Borough Council.”
7. **Pg. 5 – Planning Authority**
In the fourth paragraph, the sentence beginning “The first ever comprehensive plan as adopted...” should be corrected to read, “The first ever comprehensive plan **was** adopted...”
8. **Pg. 7 – Keystone Principles**
This URL may need to be updated.
9. **Pg. 7 – Smart Growth**
This URL is outdated and will need to be replaced.
10. **Pg. 8 – Allegheny County Comprehensive Plan**
Add “(2020-2024)” to the title of this section.

“Allegheny Places, the Allegheny County Comprehensive Plan, was reviewed...” should be changed to read, “**The** Allegheny County Comprehensive Plan was reviewed...”

The sentence beginning, "Allegheny Places contains recommendations..." should be changed to read, "**The Plan** contains recommendations..."

Mr. Weirick volunteered to research the Allegheny County Comprehensive Plan to verify that the information included in Green Tree's Comprehensive Plan is accurate.

The URL for the Comprehensive Plan should be included at the end of this section.

11. **Pg. 8 – City of Pittsburgh Comprehensive Plan**

Add the sentence, "**At the time of this writing, the City of Pittsburgh does not have a Comprehensive Plan.**"

12. **Pg. 9 – Scott Township/Heidelberg/Carnegie Multi Comprehensive Plan**

Add "(2012)" to the title of this section.

The URL for the Comprehensive Plan should be included at the end of this section.

13. **Pg. 9 – How to Use the Comprehensive Plan**

This paragraph should be removed in its entirety.

14. **Pg. 9 – Ordinance Updates**

A sentence should be added at the end of the first paragraph, noting that the Green Tree Zoning Code was updated and approved in 2020.

15. **Pg. 10 – Annual Plan Review & Updates**

The title of this section should be changed to read, "**Bi-Annual Review & Updates**

The sentence beginning, "For this to occur, it is recommended that the Borough Planning Commission perform an annual review..." should be changed to read, "For this to occur, it is recommended that the Borough Planning Commission perform **a bi-annual** review..."

ADJOURNMENT

Motion:

Ms. Swiech made a motion, seconded by Mr. McWilliams, to adjourn the meeting at 8:19 pm.

Motion carried unanimously.


 Cheryl Bakin, Chair


 Jessica Swiech, Secretary