

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
MAY 10, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, May 10, 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
Christine Short
Jessica Swiech

Also Present:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

Absent:

Jesse Robinson-Evans
Nicholas Weirick

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.

SP-01-23

Allegiant Managed Care – 2741 Noblestown Road

Mr. John Eberle was in attendance to represent 2741 Noblestown Road.

Mr. Eberle explained that the business located at 2741 Noblestown Road was expanding, and they were looking to purchase an outdoor shed to house equipment. The shed they are interested in purchasing for the property is approximately 10 feet by 16 feet. The shed would be located in the rear of the building and would be up against the sidewalk on the side along the back edge of the parking lot.

Ms. Bakin asked if they were planning on putting the shed on concrete or a 4x4 platform. Mr. Eberle stated that they would be having that discussion with the person who installs the shed. He said that he believed it could be done either way.

When asked about parking spaces, Mr. Eberle stated that no parking spaces would be eliminated. There will also be no interference with the dumpster located at the rear of the property.

Mr. McWilliams stated that he did not believe the storage shed would affect access to the back of the building in the event of a fire or other emergency.

Motion:

Ms. Short made a motion, seconded by Mr. Erwin, to approve SP-01-23 as presented.

Motion carried unanimously.

APPROVAL OF THE MINUTES**April 12, 2023****Motion:**

Ms. Short made a motion, seconded by Ms. Swiech, to approve the April 12, 2023 minutes as presented.

Motion carried unanimously.

DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE

Ms. Bakin stated that the revisions to the garbage can ordinance would be brought to the May 24 meeting for review.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. The owners of 495 Mansfield Avenue have a meeting scheduled with the Zoning Hearing Board on Thursday, May 11. If the Zoning Hearing Board approves their variances, they will be meeting with the Planning Commission within the next month.
2. The Planning Commission discussed the former Boston Market building that is currently boarded up at the corner of Greentree Road and West Manilla Avenue.
3. Mr. Carter has granted a one-year extension to Parkway Center Building 11 for their proposed solar panels.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

Ms. Bakin distributed copies of Census data information that had been given to her by the Borough's Finance Director. This information can be used to update the Comprehensive Plan. The website this information was collected from will need to be referenced in the plan.

Mr. Weirick distributed a draft of the executive summary prior to tonight's meeting. After a discussion, the Planning Commission agreed to include Mr. Weirick's executive summary in the Comprehensive Plan.

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

1. **Pg. 8 – Allegheny County Comprehensive Plan**
Mr. Weirick confirmed that "Allegheny Places" is the name of Allegheny County's Comprehensive Plan.
2. **Pg. 14 – Figure 2.3: Age Groups in Green Tree**
This information will need to be updated based on the data gathered from the 2020 US Census.
3. **Pg. 15 – Figure 2.4: Median Monthly Housing Costs**
This information will need to be updated based on the data gathered from the 2020 US Census.
4. **Pg. 16 – Figure 2.5: Housing Types**
Since the 2010 Comprehensive Plan was written, the Kossman apartments have been eliminated. Additionally, City Vista apartments and Lofts at Terrain apartments have both been developed in the Borough. This graph will need to be reconfigured to reflect the updated number of apartment units in the Borough.
5. **Pg. 17 – Figure 2.6: Age of Housing**
Fire 2.6 should be eliminated in its entirety.

6. **Pg. 17 – Paragraph above Figure 2.7: Vehicles**

The second sentence, beginning, "Figure 2.7 shows..." should be eliminated.

The third sentence, "As can be seen in the graph, the majority of residents own two or more vehicles." should be changed to read, "The majority of residents own two or more vehicles."

7. **Pg. 17 – Figure 2.7: Vehicles**

Figure 2.7 should be eliminated in its entirety.

8. **Pg. 18 – Economic Characteristics**

The fourth bullet point should be changed to read, "Median age is **41.6**, slightly higher than Allegheny County (**40.7**) and Pennsylvania (**40.8**)."

The fifth bullet point should be changed to read, "Most residents (**61%**) are between the ages of 18 and 64." The number at the end in parentheses should be removed.

The sixth bullet point should be changed to read, "Approximately **17%** are under the age of 18." The number at the end in parentheses should be removed.

The seventh bullet point should be changed to read, "Almost **23%** are over the age of 65." The number at the end in parentheses should be removed.

The eighth bullet point should be changed to read, "Over 62% of Green Tree's families had two parents in the workforce, similar to that of Allegheny County." The number at the end in parentheses should be eliminated.

The paragraph following the eighth bullet point, beginning, "Green Tree Borough enjoys a low level of unemployment..." should be removed in its entirety.

The sentence beginning, "The below table shows the largest employers..." should be changed to read, "The below table **2.2** shows the largest employers..."

The table below this paragraph should be labeled "**Table 2.2**".

The Planning Commission will need to gather information to determine what needs updated in Table 2.2.

9. **Pg. 19 – Economic Characteristics -continued-**

The table at the top of this page should be labeled "Table 2.3".

The Planning Commission will need to gather information to determine what needs updated in Table 2.3.

The column labeled "# of Residents" in the table should be eliminated.

10. **Pg. 19 – Figure 2.8: Employment Forecast Through 2035**

The paragraph above Figure 2.8, beginning, "Figure 2.8 depicts the SPC Cycle VII Forecast..." should be eliminated in its entirety.

Figure 2.8 should be eliminated in its entirety.

The paragraph following Figure 2.8, beginning, "Green Tree has a high job to population ratio..." should be eliminated in its entirety.

11. **Pg. 20 – Economic Characteristics -continued-**

The first table on this page should be labeled "Table 2.4".

The Planning Commission will need to gather information to determine what needs updated in Table 2.4.

The second table on this page should be labeled "Table 2.5".

The Planning Commission will need to gather information to determine what needs to be updated in Table 2.5.

12. **Pg. 21 – Figure 2.9: Educational Attainment**

This information will need to be updated based on the data gathered from the 2020 US Census.

The sentence beginning, "Median household income in Green Tree in 2000..." should be changed to read, "Median household income in Green Tree in **2020** was **\$82,389**, while Allegheny County's was **\$66,659**."

The sentence beginning, "Correspondingly, Green Tree Borough has..." should be changed to read, "Correspondingly, Green Tree Borough has a low level of poverty, with **8.5%** of families falling into that category, which is much lower than Allegheny County's poverty level at **11.1%**."

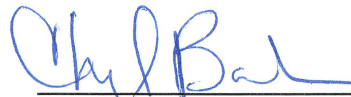
The last sentence in this paragraph should be eliminated in its entirety.

ADJOURNMENT

Motion:

Mr. Erwin made a motion, seconded by Ms. Short, to adjourn the meeting at 8:30 pm.

Motion carried unanimously.



Cheryl Bakin, Chair



Jessica Swiech, Secretary