

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
MAY 24, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, May 24, 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
Christine Short
Jessica Swiech
Nicholas Weirick

Also Present:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

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-02-22

Wolfe, LLC – 495 Mansfield Avenue

Mr. Patrick Cooper and Mr. Richard Corso were in attendance to represent 495 Mansfield Avenue.

Wolfe LLC is proposing a 4,000 square foot addition times three stories on the right side of the building. They have recently acquired three variances for the project due to the odd shape of the parcel. They were granted a front yard variance, a rear yard variance, and a parking variance. The parking variance will allow them to reduce the number of parking spaces to 50. Mr. Cooper explained that Wolfe LLC does not expect to use more than 20-25 parking spaces at a time.

Mr. Erwin asked if the building addition was going to be between the existing building and the loading dock. Mr. Cooper explained that the loading dock will be moved to the right side of the building to make room for the addition.

Ms. Bakin asked if they planned to continue having a fence around the loading dock. Mr. Corso stated that they are no longer required to have a fence around their loading dock, so a new fence will not be a part of this project.

Motion:

Mr. Robinson-Evans made a motion, seconded by Ms. Short, to approve SP-02-22 as presented.

Motion carried unanimously.

APPROVAL OF THE MINUTES

April 26, 2023

Motion:

Ms. Short made a motion, seconded by Mr. Erwin, to approve the April 26, 2023 minutes as presented.

Motion carried unanimously.

DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE

Ms. Bakin distributed the proposed changes to the garbage can ordinance that were discussed at a previous Planning Commission meeting. After a brief discussion, the Planning Commission agreed to recommend the following changes and additions to the Garbage Can ordinance:

1. Section 282-2 Time for Placement

Amend this section to read as follows:

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 restrictions to such resident who applies for a waiver in advance of a violation. **Rubbish cans must be picked up and returned to the home location by midnight on the day of trash pickup.**

2. Section 282-4 Requirements

Amend this section to read as follows:

A. No garbage, rubbish, **recycling**, or other waste matter shall be permitted or otherwise stored on the exterior of any building except in suitable, durable, easily cleaned, insect free and rodent-resistant, watertight, leak-proof garbage, rubbish, and other waste material receptacle, with tight fitting covers, for the storage of such materials, until such materials are removed from the premises for disposal.

I. **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 house location or lot topography of some properties do not permit garbage, rubbish, or recycling to be stored at the rear of the property. Exceptions may be considered on a case-by-case basis.**

J. **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.**

Motion:

Mr. Robinson-Evans made a motion, seconded by Ms. Swiech, to recommend to Council the changes and additions to the Garbage Can ordinance.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. Ms. Swiech asked Mr. Carter if he had been having issues with Airbnb and other short-term rentals in the Borough. Mr. Carter stated that residents can rent their homes as long as the tenant is in the home for at least 30 days, which would be considered a long-term rental. He said that he has not had any recent issues with short-term rentals but would look into the issue.

2. Ms. Bakin asked if Council had approved the updated maintenance ordinance. Mr. Carter stated that the ordinance had not been passed.

3. Mr. Carter has issued the building permit for Allegiant Managed Care at 2741 Noblestown Road.

4. The owners of 987 Greentree Road are working on acquiring highway occupancy permits from PennDOT.
5. Ms. Short asked for an update on the demolition of 137 Poplar Street. Mr. Carter stated that the Borough had received one bid for the project and were considering their options.
6. Ms. Short stated that a representative from the Double Tree by Hilton had recently attended a Recreation Board meeting to speak with the members of the board. The representative attended the meeting because the Double Tree hotel is interested in getting involved with the Green Tree community. The Planning Commission discussed the Double Tree and ideas of what the hotel could do to make a positive impact on the community, including the possibility of opening the gym and pool for public use.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

Ms. Swiech distributed a list of the top employers in Allegheny County to be included in the Comprehensive Plan.

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

1. **Pg. 20 – Table 2.5**

Table 2.5, showing the top private employers in Allegheny County, will need to be updated with the information that was collected by Ms. Swiech.

The Planning Commission will need to contact the Borough Manager to see if they can attain the information needed to update Table 2.4.

2. **Pg. 22 – Interstate System**

Ms. Bakin has been in contact with PennDOT and is waiting to hear back regarding the number of daily trips referenced in this section.

3. **Pg. 23 – Blue Belt**

This section should be removed in its entirety.

4. **Pg. 24 – Port Authority of Allegheny County**

The title should be changed to, "**Pittsburgh Regional Transit (PRT)**"

Throughout the first paragraph, "Port Authority" should be changed to read "**Pittsburgh Regional Transit.**"

The third paragraph, beginning, "The Port Authority system currently has more than 80 bus routes..." should be changed to read, "The **Pittsburgh Regional Transit** currently has ***many*** bus routes..."

The sentence beginning, "Below is a brief listing of the routes..." should be removed in its entirety.

The following sentence should be added: "Please refer to the Pittsburgh Regional Transit website for bus schedule and other information. A link to the PRT website should be included.

The bullet points referencing the bus routes should be eliminated.

5. **Pg. 24 – Park-n-Ride**

The first sentence, "Green Tree Borough offers a Park-n-Ride at Green Tree Park, located adjacent to Aiken Elementary School off Greentree Road." should be changed to read, "Green Tree Borough offers a Park-n-Ride at Green Tree Park, located adjacent to ***Green Tree Park*** off Greentree Road."

The Planning Commission had a brief discussion regarding whether passes for the Park-n-Ride should be offered to non-residents.

6. **Pg. 25 – ACCESS**

The first sentence, beginning, “Under the Port-Authority sponsored ACCESS program...” should be changed to read, “Under the ***Pittsburgh Regional Transit*** sponsored ACCESS program...”

7. **Pg. 25 – CommuterInfo**

This section should be removed in its entirety.

8. **Pg. 25 – Sidewalks**

The sentence beginning, “For 2010, the Borough is looking to rehabilitate...” should be removed from the first paragraph.

The sentence beginning, “A priority is creating a continuous sidewalk from Mansfield Avenue...” should be removed from the first paragraph.

The Planning Commission will need to speak with the Borough Manager to determine what sidewalk improvements have taken place since the 2010 Comprehensive Plan was written.

9. **Pg. 26 – Sidewalks -continued-**

Mr. Carter has information about the streetscape project that he will give to Ms. Bakin to be included.

The Planning Commission will need to speak with the Borough Manager to determine if the Borough has received any grants for additional sidewalk work.

10. **Pg. 26 – Southwestern Pennsylvania Commission (SPC)**

In the first sentence, “SPC” is written twice. The first “SPC” should be removed.

11. **Pg. 27 – Transportation Improvement Program (TIP)**

Ms. Bakin will contact PennDOT for updated years for the current SPC TIP.

12. **Pg. 27 – Liquid Fuels Tax**

The Planning Commission will need to update the amount the Borough expects to receive based on the most recent budget.

13. **Pg. 28 – Other Programs**

Ms. Bakin will speak with the Borough Manager to determine if the Borough still participates in the Agility Program.

14. **Pg. 28 – Historic Development**

The first sentence should be changed to read, “***Green Tree was incorporated in 1885.***”

15. **Pg. 30 – Existing Land Use**

The information in the table will need to be updated with accurate percentages.

16. **Pg. 31 – City Vista**

A paragraph describing the City Vista apartments, including the number of apartments, will need to be written for the plan.

17. **Pg. 31 – Lofts at Terrain**

This paragraph will need to be rewritten to include the number of units in the complex.

18. **Pg. 31 – Commercial Development**

The last sentence, beginning, "Since 2000, there have been eight building permits.." should be removed in its entirety.

19. **Pg. 32 – Hotels**

A heading for "hotels" should be added, along with the paragraph that was included in the original Comprehensive Plan.

20. **Pg. 32 – Double Tree by Hilton**

The first sentence should be changed to read, "The Double Tree by Hilton is located off Mansfield Avenue and is the Borough's largest hotel with rooms including some suites equipped with kitchen amenities.

In the second sentence, "hair salons" should be removed.

The Planning Commission will need to determine the square footage of the hotel's banquet and meeting space.

21. **Pg. 32 – Pittsburgh Plaza**

The last sentence, beginning, "The property is in the process of being sold..." should be removed.

The following sentence should be added to the end of this paragraph: "This hotel is currently closed."

ADJOURNMENT

Motion:

Mr. Erwin made a motion, seconded by Ms. Swiech, to adjourn the meeting at 8:44 pm.

Motion carried unanimously.



Cheryl Bakin, Chair



Jessica Swiech, Secretary