

**BOROUGH OF GREEN TREE  
PLANNING COMMISSION MEETING  
JUNE 14, 2023**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The Green Tree Planning Commission met on Wednesday, June 14, 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  
Jesse Robinson-Evans  
Christine Short  
Jessica Swiech  
Nicholas Weirick

Also Present:

Todd Carter, Code Enforcement Officer  
David Rea, Borough Council Member  
Kim Beck, Stenographer

Absent:

Robert McWilliams

**HEARING OF THE CITIZENS**

There was no one present who wished to be heard.

**DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE**

Mr. Rea explained that the garbage can ordinance had been brought to the Planning Commission for review after the Borough had received complaints about residents keeping their garbage on their front porch and side yard and the garbage being very unkept. The current ordinance does not establish where garbage can be kept, so Mr. Rea asked the Planning Commission to research and review. Mr. Rea submitted the recommendations from the Planning Commission to the Planning and Zoning committee who approved the recommendations. The proposed changes to the ordinance were brought forth at the June Council meeting. Some members of Council had concerns about the proposed changes and asked for the ordinance to be reviewed by the Planning Commission again.

Ms. Bakin asked if they should change the curbside placement time back to 5:00pm instead of 3:00pm. After a discussion, the Planning Commission agreed that they would like residents to be able to place their garbage curbside beginning at 3:00pm the day before collection.

Mr. Rea stated that residents should be allowed to store their garbage cans at the rear and side of the house, along with in the driveway. He said that he did not believe residents should be allowed to store their garbage cans on their front porch. The Planning Commission had a discussion regarding the placement and storage of garbage cans, and the specific language that should be used in the ordinance.

Ms. Bakin noted that at the Council meeting, the Borough Manager had expressed concerns regarding the exceptions that would be made in part 282-4 part I. Mr. Rea stated that Borough has a backyard pickup program for residents who are unable to store their garbage cans in the approved locations. The Planning Commission discussed possible reasons why residents might be unable to store their garbage cans at the side or rear of the house, or in the driveway. Ms. Short and Mr. Erwin pointed out that the ordinance currently has rules for hardships and waivers listed in sections 282-7, 282-8, and 282-9.

After their 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 in the front of the house, except in the driveway nearest to the house. 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. Garbage, rubbish, and recycling may also be stored on the side of the house. Exceptions may be considered on a case-by-case basis. See sections 282-7, 282-8, and 282-9 for the rules that apply to hardships and waivers.**

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

Motion carried unanimously.

**CHAIR REPORT – Ms. Bakin**

The Planning Commission received a thank-you letter from Allegiant Managed Care which was previously distributed to the members of the Planning Commission.

**APPROVAL OF THE MINUTES**

**May 10, 2023**

**Motion:**

Mr. Weirick made a motion, seconded by Mr. Erwin, to approve the May 10, 2023 minutes with the following correction:

1. Pg. 2 – Under “**DISCUSSION: REVISIONS TO GARBAGE CAN ORDINANCE**”, the date should be changed from May 10 to May 24.

Motion carried unanimously.

**May 24, 2023**

**Motion:**

Ms. Swiech made a motion, seconded by Ms. Short, to approve the May 24, 2023 minutes as presented.

Motion carried unanimously.

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

1. Mr. Carter issued a permit for the shed at 2741 Noblestown Road.
2. Lennon, Smith, Souleret Engineering is continuing to work on the demolition of 137 Poplar Street.
3. The owners of 987 Greentree Road received comments from PennDOT regarding their parking lot. LSSE is reviewing PennDOT's comments and will be communicating with the owners of this property.
4. Mr. Carter has been in communication with potential future tenants of 973 Greentree Road. Mr. Carter asked if the new tenants would need to meet with the Planning Commission for conditional use approval. Ms. Bakin stated that if there was no new ownership and it was going to remain a restaurant without changes to the exterior layout, then they may not need a new conditional use variance. She would still like the tenants to speak with the Planning Commission to discuss the plans for the property.

Mr. Carter noted that the prospective tenants mentioned putting an outdoor patio on the property. Mr. Rea asked if the outdoor patio would take away parking spaces. Mr. Carter explained that he has not seen a site plan for the project, so he is not sure if any parking spaces would be removed. He has asked the tenants to file a land development application and provide him with a site plan. The Planning Commission continued to discuss this property location.

5. Mr. Rea asked for an update on the property at 17 Crestmont Drive. Mr. Carter stated that a final electrical inspection needs to be done on the pool. The property owner also needs to get the recorded site plan filed with the state. Ms. Bakin stated that the easement with the Borough also needs to be recorded with the county if it has not already been done.

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

Ms. Bakin is expecting to receive updated information from PennDOT within the next week.

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


1. **Pg. 33 – The Bentley Building**  
A section will need to be added for the Bentley Building, located at 965 Greentree Road. The Planning Commission will need to add a description of this building.
2. **Pg. 36 – Public Parks**  
The heading and description for "Public Parks" will need to be re-added from the original Comprehensive Plan.
3. **Pg. 37 – Green Tree Park**  
It should be added that Green Tree Park is home to Green Tree's annual Octoberfest.
4. **Pg. 39 – Wilson Park**  
The following bullet point should be added: "***Carlisle Social Hall – located in the Fire Company***".

**ADJOURNMENT**

**Motion:**

Mr. Erwin made a motion, seconded by Mr. Weirick, to adjourn the meeting at 8:08 pm.

Motion carried unanimously.



Cheryl Bakin, Chair



Jessica Swiech, Secretary

---