

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

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The Green Tree Planning Commission met on Wednesday, July 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  
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**

1. Ms. Bakin reported that she was recently able to determine that the smoke shop located at 2351 Noblestown Road has a sign on their door indicating that no one under the age of 21 is allowed to enter the store and make a purchase. She has not been able to determine if they have a license with the county or the state at this time. Ms. Bakin has reached out to the Borough Solicitor regarding this concern. The Planning Commission continued to discuss this property and what the Planning Commission could do to determine if the store in question has the appropriate licenses necessary to operate.

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

1. The property owner of 113 Poplar Street will be attending the July 26 Planning Commission meeting for discussion and possible approval of a subdivision plan.
2. The new tenants at 978 Greentree Road will need to go before the Zoning Hearing Board to acquire a variance for their signage. Mr. Carter does not have a timeline for when they plan to open their restaurant.
3. Mr. Carter has a meeting scheduled with the owners of 8 Parkway Center to discuss their proposed signage.

**CONTINUED REVIEW OF THE COMPREHENSIVE PLAN**

Mr. Robinson-Evans is continuing to research the parking minimums for surrounding communities, including Mt. Lebanon and Scott Township. He stated that the City of Pittsburgh seems to have a minimum of one parking space per 500 square feet. Ms. Bakin noted that several businesses along Noblestown Road have shared parking, and perhaps the businesses along Greentree Road could consider doing the same. The Planning Commission continued discussing the parking minimums in Green Tree and how the Borough's Zoning Code could be simplified for future businesses looking to move into the Borough. Ms. Bakin stated that the Planning Commission may want to consider making a recommendation regarding parking spaces to be included in the new Comprehensive Plan.

1. **Pg. 40 – Undeveloped**  
In the second third sentence, "...with some larger concentrations Parish Street area and Whiskey Hollow" should be removed.
2. **Pg. 40 – Hydrological Resources**  
The numbering of "Map 2.4" may need to be updated to reflect the new maps in the plan.
3. **Pg. 41 – Topography**  
The numbering of "Map 2.5" may need to be updated to reflect the new maps in the plan.
4. **Pg. 41 – Zoning**  
The first sentence of this paragraph should be changed to read, "...and was most recently updated in **June of 2020.**"  
  
The numbering of "Map 2.6" may need to be updated to reflect the new maps in the plan.
5. **Pg. 43 – Building and Fire Code Appeals Board**  
The last sentence should be changed to read, "This is operated through **the Char-West Council of Governments.**"
6. **Pg. 44 – Recreation & Community Activities Board**  
"Octoberfest" should be removed from the first sentence.  
  
"Concerts in the Park" and "Summer Recreation Program" should be added to the first sentence.
7. **Pg. 44 – Budget**  
Ms. Bakin has information from the 2022 budget to include in this section.
8. **Pg. 45 – Expenditures**  
The Planning Commission will need to discuss the proposed Capital Fund projects with the Borough Manager.
9. **Pg. 45 – Char-West Council of Governments (COG)**  
The Planning Commission will need to acquire a list of grants from the Borough Manager.
10. **Pg. 46 – Emergency Services**  
The Planning Commission will need to determine the number of communities involved with Medical Rescue Team South (MRTSA). They also need to determine the total number of board members appointed.  
  
The Planning Commission will need to acquire a list of community services offered by MRTSA.
11. **Pg. 47 – Police**  
The first sentence should be corrected to read, "The Green Tree Police Department has **ten** full-time officers consisting of a Chief of Police, **one** lieutenant and **eight** patrol officers as well as one part-time administrative assistant."
12. **Pg. 47 – Public Works**  
The first sentence should be changed to read, "Throughout the year, the **seven full-time** Public Works Department **employees are** responsible for road maintenance..."
13. **Pg. 49 – Utilities**  
The numbering of "Map 2.7" may need to be updated to reflect the new maps in the plan.

Mr. Carter will research to determine if the sanitary sewer line work has been completed to put the Borough in compliance with the requirements of the Administrative Consent Order between the Borough and the Allegheny County Health Department.

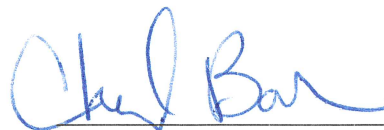
- 14. **Pg. 49 – Recreation Program**  
 "Octoberfest" should be removed from the second sentence.
- 15. **Pg. 50 – Green Tree Athletic Association**  
 The number of children participating in the Green Tree Athletic Association may need to be updated.
- 16. The Planning Commission will need to determine if the information in the tables is still accurate.
- 17. **Pg. 50 – Green Tree Garden Club (GTGC)**  
 Ms. Short will contact the President of the Garden Club to determine if the information in this section is accurate.
- 18. **Pg. 51 – Green Tree Historical Society**  
 The Planning Commission will need to determine if the pictorial history book and PowerPoint presentation concerning the history of the Borough have been completed.
- 19. **Pg. 51 – Green Tree Woman's Civic Club**  
 The first sentence should be corrected to read, "The Green Tree *Woman's* Civic Club meets on the first Thursday of each month at **7:30pm** at the **Carlisle Social Hall.**"  
  
 The second sentence, beginning "Currently, their main project is 'Operation Shoebox'..." should be removed in its entirety.
- 20. **Pg. 52 – S.E.E.D.**  
 The Planning Commission will need to determine if the Borough is working with the Hollow Oak Land Trust.
- 21. **Pg. 52 – Sustainability**  
 The Planning Commission will need to speak with the Borough Manager to determine if the Borough has received any grants, and what those grants would cover.

**ADJOURNMENT**

**Motion:**

Ms. Short made a motion, seconded by Mr. McWilliams, to adjourn the meeting at 8:20 pm.

Motion carried unanimously.



Cheryl Bakin, Chair



Jessica Swiech, Secretary