

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

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The Green Tree Planning Commission met on Wednesday, July 26, 2023 at 7:00 pm in the Sycamore Room of the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, PA 15220.

**ROLL CALL**

**Members Present:**

Cheryl Bakin, Chair  
Robert McWilliams  
Jesse Robinson-Evans  
Jessica Swiech

**Also Present:**

Todd Carter, Code Enforcement Officer  
Kim Beck, Stenographer  
Ron Panza, Council Member (arrived at 7:59 pm)

**Absent:**

Al Erwin  
Christine Short  
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.

**SD-01-23**

**113 Poplar Street – Proposed Lot Line Revision**

Mr. Lou Casadei of 113 Poplar Street was in attendance to represent the proposed lot line revision between 113 Poplar Street and 1 Miller Valley Circle.

Mr. Casadei explained that he would like to buy a triangular piece of property from his neighbor at 1 Miller Valley Circle to create a square lot for his property. They will also be trimming both property lines back to the right-of-way line, giving ownership of the property in the middle of Poplar Street to the state. Ms. Bakin asked if Mr. Casadei had contacted the state regarding the property they were planning on dedicating to them. Mr. Casadei stated that he has not been in contact with the state, but the state technically already owns the property since it is in the right-of-way. Dedicating this property to the state would make the record official.

Mr. Casadei said that once a title search has been completed on the property, he and his neighbor will have two deeds made. One deed will be for lot one and the other for Mr. Casadei's new lot.

**Motion:**

**Mr. Robinson-Evans made a motion, seconded by Mr. McWilliams, to approve SD-01-23 as presented.**

**Motion carried unanimously.**

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

1. The Planning Commission discussed a possible 3-D print shop going into 2793 Noblestown Road. Mr. Robinson-Evans asked if there were any special exhaust requirements for this type of business. Mr. Carter stated that he was not aware of there being any regulations through the Allegheny County Air Quality Department.
2. The owners of 987 Greentree Road are still working with PennDOT to determine the best course of action for their entrance and exit onto Greentree Road. The Planning Commission discussed this property and different parking lot options this business could consider.

**APPROVAL OF THE MINUTES****June 28, 2023****Motion:**

**Mr. McWilliams made a motion, seconded by Mr. Robinson-Evans, to approve the June 28, 2023 minutes with the following correction:**

1. Pg. 1 – The sentence beginning, “Ms. Bakin stated that...” should be corrected to read “Ms. Bakin stated that the easement with the **Borough** also needs to be recorded...”.

**Motion carried unanimously.**

**July 12, 2023****Motion:**

**Ms. Swiech made a motion, seconded by Mr. McWilliams, to approve the July 12, 2023 minutes as presented.**

**Motion carried unanimously.**

**CONTINUED REVIEW OF THE COMPREHENSIVE PLAN**

1. Ms. Swiech has contacted the Chief of EMS at Medical Resue Team South Authority (MRTSA) for updated information about their organization. Once Ms. Swiech has received this information from MRTSA she will give it to the Planning Commission to be included in the Comprehensive Plan.
2. Mr. Robinson-Evans distributed information he had compiled comparing Green Tree’s parking lot minimum space requirements to those other neighboring municipalities including Scott Township, Carnegie Borough, and the City of Pittsburgh. The Planning Commission discussed this information along with some recommendations Mr. Robinson-Evans has for the Borough. Mr. Robinson-Evans is recommending that the Planning Commission and the Borough consider lowering the parking space minimums in an attempt to generate fewer variance requests from businesses. The Planning Commission also discussed the possibility of businesses utilizing shared parking when they have adjoining lots.

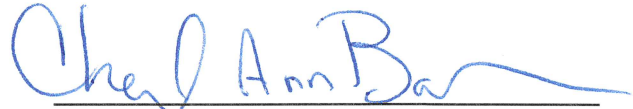
The Planning Commission agreed to continue the review of this data at a future meeting. They will need to determine if they would like to make any recommendations for lowered parking space minimums within the Borough. Any recommendations they have could be included in the Comprehensive Plan for Council to consider in the future.

**ADJOURNMENT**

**Motion:**

Mr. McWilliams made a motion, seconded by Mr. Robinson-Evans, to adjourn the meeting at 8:03 pm.

Motion carried unanimously.



Cheryl Bakin, Chair



Jessica Swiech, Secretary