

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
AUGUST 9, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, August 9, 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
Jessica Swiech (7:15pm)
Nicholas Weirick

Also Present:

Todd Carter, Code Enforcement Officer
Kim Beck, Stenographer

Absent:

Christine Short

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT – Ms. Bakin

1. Ms. Bakin stated that she has been in communication with the Borough Manager regarding when the Planning Commission would be able to hold a public hearing for the draft of the Comprehensive Plan. After a discussion, the Planning Commission agreed to send a tentative date of November 2 to the Borough Manager for consideration. Depending on the comments received at this hearing, the Planning Commission may need to make some revisions to the plan before sending it to Council for their review and vote. The Planning Commission also discussed the possibility of holding an additional meeting on Wednesday, September 6 if necessary to finalize the draft of the Comprehensive Plan.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. The business going into the former Boston Market location will be applying for a variance for their signage. The Planning Commission discussed the dimensions of the proposed signage and what the Borough could consider doing to help them avoid needing to apply for a zoning variance.

MULTIMODAL TRANSPORTATION FUND GRANT

Ms. Bakin stated that the Borough Manager had asked the Planning Commission to review an application for a multimodal transportation grant for Phase II of the Greentree Road Sidewalk Rehabilitation project. The project would involve replacing existing sidewalks along portions of Greentree Road. The Planning Commission had a discussion about the proposed project and the grant application.

Motion:

Mr. Robinson-Evans made a motion, seconded by Mr. McWilliams, to approve the Multimodal Transportation Fund Grant application.

Motion carried unanimously.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

1. **Pg. 51 – Green Tree Garden Club**
The following bullet point should be added: “Installed deer resistant fencing around the Municipal Garden.”
2. **Pg. 51. – Green Tree Historical Society**
The last sentence, beginning, “Currently the Society is preparing a pictorial history book...” should be removed in its entirety.
3. **Pg. 51 – Keystone Oaks School Programs**
The second sentence should be changed to read, “The school offers varsity sports teams.”
4. **Pg. 52 – Keystone Oaks Area United Soccer Club**
This section may need to be updated based on information from the organization’s website.
5. **Pg. 52 – S.E.E.D.**
This section should be removed in its entirety.
6. **Pg. 53 – Sustainability**
The Planning Commission will need to gather additional information from the Borough Manager.
7. **Pg. 54 – Public Engagement**
The following sentence should be added to the beginning of the first paragraph: “The State of Pennsylvania requires that the Comprehensive Plan be reviewed and updated every ten years.”
8. **Pg. 54 – The Engagement Process**
This heading should be eliminated.
9. **Pg. 54 – Planning Commission**
The first sentence should be removed in its entirety.

The second sentence should be changed to read, “The **Planning Commission** met on a bi-monthly basis between **November 2021 and September 2023.**”

It should be added that the Planning Commission held a public meeting in November 2021, conducted two surveys, and consulted individually with numerous local businesses and groups.

The first sentence of the second paragraph, beginning, “The Planning Commission was responsible...” should be changed to read, “The Planning Commission **is** responsible for refining the overall vision for Green Tree Borough; assisting in the identification of needs; developing recommendations and reviewing **the final revised Comprehensive Plan.**”

10. **Pg. 54 – Stakeholders**
The name of this heading should be changed to read, “**Community Participants**”

The first sentence should be changed to read, “In order to ensure that a broad range of the community was represented, **various community participants** were identified...”

The second sentence, beginning, “The stakeholders represented...” should be removed in its entirety.

The third sentence, beginning, “Interviews were conducted...” should be removed in its entirety.

11. **Pg. 55 – Economic Development Focus Group**

This heading should be removed. The information from this section should be added to the end of the previous section titled “**Community Participants.**”

The second paragraph should be removed in its entirety.

The first and second sentences of the third paragraph should be removed in their entirety.

The third sentence, beginning, “Stakeholders were also asked to identify...” should be changed to read, “**Community participants** were asked to identify...”

12. **Pg. 55 – Guardian Angel Academy**

The Planning Commission will need to determine what information they would like to include in this section.

13. **Pg. 55 – Public Meetings**

The first sentence should be changed to read, “In order to engage the general public, two public meetings were held; **November 10, 2021 and November 2, 2023.**”

14. **Pg. 55 – Youth Focus Group**

This section should be removed in its entirety.

15. **Pg. 56 – Visioning**

Figure 3.1 should be removed in its entirety.

16. **Pg. 57 – Vision Statement: Green Tree 2030**

The title of this section should be changed to read, “Vision Statement: Green Tree **2033**”.

The graphic of Green Tree’s Vision Statement, found on page 3-8 of the original draft, should be added above the first paragraph of this section. The tree graphic should be replaced with the Green Tree seal.

The second sentence, beginning, “A vision statement is the answer to the question...” should be changed to read, “...what do residents want to see in the community five, ten, and **twenty** years from now?”

The fourth sentence, beginning, “It is a result of the public involvement process...” should be changed to read, “...during which **everyone** had a chance to discuss and identify...”

17. **Pg. 57 – Community Development Objectives**

The fourth bullet point should be changed to read, “Increase communication and partnerships between the Borough, the School District, residents, and other **community participants.**”

18. **Pg. 58 – Assets, Opportunities and Challenges**

The first sentence of the paragraph should be removed in its entirety.

19. **Pg. 58 – Improve the ability of the Borough to support existing businesses and industry as well as attract new investment opportunities.**

Under “Assets,” the second bullet point should read, “**Several active business parks and space for small businesses.**”

Under “Opportunities,” the third bullet point should read, “Identify opportunities for redevelopment within Parkway Center, **Foster Plaza, and the Greentree Road Corridor.**”

Under “Challenges,” the third bullet point should read, “Underutilization of Parkway Center, **Foster Plaza, and Greentree Road Corridor.**”

Under “Challenges,” the following bullet point should be added: “**Greentree Road Corridor and I-376 interchange changes**”.

The third sentence of the first paragraph below the table, beginning, “As such, developments such at Parkway Center...” should be removed in its entirety.

The fourth sentence of this paragraph should be changed to read, “Based on discussions with local real estate professionals and property managers, the Green Tree office market tends to fare a little better than other Parkway communities, enjoying a vacancy rate that is lower than average.”

In the third sentence of the second paragraph, the following should be removed: “...in Foster Plaza, and at Parkway Center.”

The fourth sentence of this paragraph should be removed in its entirety.

The fifth sentence of this paragraph should be changed to read, “Encouraging more options such as cafes and delis to locate in **Green Tree** would provide a valuable asset to **residents**, workers, and visitors in the Borough’s hotels.

The first sentence of the third paragraph should be changed to read, “**The** main challenges identified that threaten the continued success of the Green Tree business and industry community **include:**” with the following bullet points added below:

- Newer competition in the region particularly along the Airport Corridor. Other communities are building new office parks, some of which offer tax incentives to companies to relocate.
- The Borough has limited space for new development and must therefore focus on redevelopment and utilization of space available. It will be integral for the businesses and office parks located in Green Tree to continue to maintain their buildings and grounds in order to compete with the “shiny and new office parks in other areas.
- The underutilization of Parkway Center, **Foster Plaza, and the Greentree Road Corridor. Though the site** is located within the City of Pittsburgh, many people identify it as “Green Tree” due to its location.

The sentence beginning, “The mall is mostly vacant...” should be removed in its entirety.

The sentence beginning, “In 2009, Pittsburgh’s Urban Redevelopment Authority...” should be removed in its entirety.

The following sentence should be added in place of the previously removed sentence: “**Residents are hoping for a redevelopment of this site.**”

The following sentence should be added: “**The Greentree Road Corridor will need further review and will present possible development opportunities as the I-376 ramps are changed**”.

ADJOURNMENT

Motion:

Ms. Swiech made a motion, seconded by Mr. McWilliams, to adjourn the meeting at 8:53 pm.

Motion carried unanimously.

Cheryl Bakin, Chair

Jessica Swiech, Secretary