

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
AUGUST 23, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, August 23, 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
Robert McWilliams
Jesse Robinson-Evans
Jessica Swiech
Nicholas Weirick

Also Present:

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

Absent:

Al Erwin
Christine Short

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT – Ms. Bakin

1. Council's Planning and Zoning committee had a conference call with the Borough Manager, the Borough Solicitor, and Ms. Bakin prior to tonight's meeting to discuss several topics, including the issue with the vape store that has been permitted within Borough limits. Mr. Rea stated that they were able to get clarification from the solicitor and work through some concerns that had been raised.
2. Mr. Rea said that there have been some rumors going around that the Borough does not allow food trucks within their limits. There is not currently an ordinance in place that prohibits these food trucks. Mr. Carter stated that the Borough has a policy in place that involves getting prior approval from the Police Department. Mr. Rea said that there was an issue a few years ago where a business park was hosting food trucks every Friday evening. He said that he is not sure how the Borough could prevent someone from having a food truck on private property. The Planning Commission discussed the possible issues surrounding food trucks in the Borough, including the fact that brick and mortar restaurants are required to pay a business privilege tax, which the food trucks do not pay.
3. The Planning Commission would like to have a public meeting to discuss the Comprehensive Plan on Wednesday, October 11. Ms. Bakin has contacted PennDOT to try and have a representative attend the meeting to answer any questions the public may have regarding the future interchange work.

APPROVAL OF THE MINUTES

July 26, 2023

Motion:

Mr. Weirick made a motion, seconded by Ms. Swiech, to approve the July 26, 2023 minutes as presented.

Motion carried unanimously.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. Mr. Carter is waiting for a sign permit application and a revised photometric plan for lighting for the property located at 987 Greentree Road which is being proposed as a Jersey Mike’s. They will most likely need to apply for several variances with the Zoning Hearing Board. He said he is expecting them to request nine parking spaces versus the 25 spaces that are required, along with possible lighting and sign variances.

Mr. Rea asked for clarification regarding the parking lot. Mr. Carter explained that they are proposing to eliminate the entrance and exit onto Greentree Road, which would have all traffic entering and exiting via Leon Road. Doing so would give them a few additional parking spaces. Mr. Rea stated that the Jersey Mike’s in Mt. Lebanon is usually very crowded and voiced his concerns about all traffic being forced to use the intersection at Greentree Road and Leon Road, which does not have a traffic signal. The Planning Commission continued to discuss the parking lot concerns, and discussed whether a shared parking lot between several of the businesses on that block would be a feasible option.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

1. **Pg. 59 – Maintain the high quality of life and municipal services, including but not limited to Police, Fire, EMS, and Public Works**

Under “Assets”, the eighth bullet point, beginning, “Local elementary schools located in the Borough” should be changed to read, “(Aiken and ***Guardian Angel Academy***)”.

Under “Assets”, the following bullet point should be added: “***Cost of Living***”.

Under “Opportunities”, the second bullet point should be changed to read, “Additional community and cultural space”.

2. **Pg. 60 - Maintain the high quality of life and municipal services, including but not limited to Police, Fire, EMS, and Public Works -continued-**

The first bullet point should be changed to read, “Primary/secondary education – Keystone Oaks is a good, competitive school district and many residents cited the presence of Aiken Elementary School ***and Guardian Angel Academy as assets.***”

The second bullet point should be changed to read, “Recreation and open space – In addition to ***Green Tree Park and Wilson Park***, the Borough offers a number of well-maintained neighborhood parks that are well-used by residents. The Borough also features a large amount of open space and green areas, ***such as the Nature Center***, spread throughout the Borough that contributes to its small-town appeal.”

The third bullet point should be changed to read, “Cost of living and housing – “.

The second sentence of the fourth bullet point should be changed to read, “The Borough mainly experiences small and petty crimes...”

The sixth bullet point should be changed to read, “...Green Tree also offers its residents UPMC Mercy Green Tree, **AHN, Quest Diagnostics, and Vitalant**. Greentree Road is home to a number of additional medical offices.”

3. **Pg. 61 - Maintain the high quality of life and municipal services, including but not limited to Police, Fire, EMS, and Public Works -continued-**

The second sentence, beginning, “A current example of this is the used book sale...” should be removed in its entirety.

The third sentence, “Parking can also be an issue during times of peak activity” should be removed in its entirety.”

The fourth sentence, beginning, “The Library is just one example...” should be changed to read, “...**as** additional space and facilities **are** available.”

In the first sentence of the second paragraph the following should be eliminated” “...**and was awarded the 2009 Environmental Award**”.

The second sentence, beginning, “Currently, the Borough is preparing to conduct an energy audit...” should be removed in its entirety.

The third sentence, beginning, “The outcome of the audit will offer additional opportunities...” should be removed in its entirety.

The fourth sentence should be changed to read, “**The** Borough continues to work on its sanitary sewer lines...”.

The last sentence, beginning, “Another high priority item that the Borough is undertaking...” should be removed in its entirety.

The second sentence of the third paragraph, beginning, “Another concern of Borough residents...” should be removed in its entirety.

The third sentence, beginning, “Keystone Oaks School District has recently completed...” should be removed in its entirety.

4. **Pg. 61 – Provide a diverse mix of housing options that will appeal to young professionals, families, and older residents.**

Under “Opportunities”, “(ITT)” should be removed from the third bullet point.

5. **Pg. 62 - Provide a diverse mix of housing options that will appeal to young professionals, families, and older residents -continued-**

Under “Challenges”, the following bullet point should be added: “Size of housing stock is primarily 3-bedroom and under”.

The following sentence should be added after the third sentence in the second paragraph: “For Example, City Vista apartments offer rental opportunities as well”.

The first sentence of the third paragraph should be changed to read, “**There is a large** percentage of Green Tree’s population moving into retiree and senior age groups. **The** Borough may ~~also~~ want to consider offering housing options that cater to that segment of the population.”

The last sentence, beginning, “Although not an issue now...” should be changed to read, “~~Although not an issue now,~~ **The** Borough will need to keep an eye on home maintenance ...”

The second sentence of the fourth paragraph should be changed to read, “**The diversity of businesses within** Foster Plaza and Parkway Center office complexes...”

The last sentence, beginning, “There is an opportunity to capitalize...” should be removed in its entirety.

The following sentence should be added to the end of the fourth paragraph: “Here is where office to apartment conversions could be beneficial going forward.”

The second sentence of the fifth paragraph should be changed to read, “**Green Tree issues very few building permits each year,** all for new single-family detached homes.”

The fourth sentence should be changed to read, “The City Vista **Apartment Complex,** a medium to high density housing development, offers apartments.”

6. **Pg. 63 – Increase communication and partnerships between the Borough, the School District, residents, and other key stakeholders.**

The title of this section should be changed to read, “Increase communication and partnerships between the Borough, the School District, residents, and **businesses**”.

Under “Assets”, the first bullet point should be changed to read, “Borough website and **social media**”.

The Planning Commission will need to determine what bullet points they would like to add to the “Challenges” portion of this section.

The third sentence of the first paragraph, beginning, “Interested residents can also sign up...” should be removed in its entirety.

The fifth sentence, beginning, “The Borough has done a wonderful job...” should be removed in its entirety.

The second sentence of the second paragraph should be changed to read, “KOSD has a community service requirement for students to graduate.”

7. **Pg. 64 – Increase communication and partnerships between the Borough, the School District, residents, and other key stakeholders -continued-**

The second paragraph should be removed in its entirety.

The third paragraph should be removed in its entirety.

8. **Pg. 64 – Revitalize the Greentree Road corridor to address aesthetics, setbacks, parking, mobility, and safety.**

The title of this section should be changed to read, “Revitalize the Greentree Road corridor to address aesthetics, setbacks, parking, mobility, safety, **and the public’s desire for local businesses**”.

Under "Opportunities", the first bullet point should be removed in its entirety.

Under "Opportunities", the second bullet point should be removed in its entirety.

Under "Opportunities", the third bullet point should be changed to read, "Relocate parking **and consider shared parking for businesses**".

Under "Opportunities", the fifth bullet point should be changed to read, "**Encourage utilization of** vacant commercial and professional buildings".

Under "Opportunities", the eighth bullet point should be removed in its entirety.

Under "Challenges", the first bullet point should be changed to read, "**Perceived** vacancy rate of businesses **along the Greentree Road corridor**".

Under "Challenges", the seventh and eighth bullet points should be combined to read, "Pedestrian signals and safety".

9. **Pg. 65 – Revitalize the Greentree Road corridor to address aesthetics, setbacks, parking, mobility, and safety -continued-**

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

The third paragraph should be removed in its entirety.

The fourth sentence of the fifth paragraph, beginning, "Some restaurants have expressed interest..." should be changed to read, "Some restaurants have expressed interest in these locations but cannot ~~does not~~ meet the parking requirements."

The last sentence should be changed to read, "...would transform Greentree Road into a corridor with a vibrant street life and a true 'hub' of the community and **extending past Green Tree Park to Parkway Center Drive.**"

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