

**BOROUGH OF GREEN TREE
PLANNING COMMISSION MEETING
DECEMBER 13, 2023**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

The Green Tree Planning Commission met on Wednesday, December 13, 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:

Al Erwin
Robert McWilliams
Jesse Robinson-Evans
Christine Short
Jessica Swiech
Nicholas Weirick

Also Present:

Todd Carter, Code Enforcement Officer
Ron Panza, Council Member (7:25pm)
David Rea, Council Member (7:25pm)
Jim Turocy, Council Member (7:25pm)
Kim Beck, Stenographer

Absent:

Cheryl Bakin, Chair

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

CHAIR REPORT – Ms. Bakin

In Ms. Bakin's absence there was no chair report this evening.

APPROVAL OF THE MINUTES

October 25, 2023

Motion:

Ms. Short made a motion, seconded by Ms. Swiech, to approve the October 25, 2023 minutes as presented.

Motion carried unanimously.

November 15, 2023

Motion:

Mr. Weirick made a motion, seconded by Mr. Robinson-Evans, to approve the November 15, 2023 minutes with the following correction:

1. Pg. 4 – The first sentence of the third paragraph should be corrected to read, "Mr. Romanovich asked if PennDOT **would be taking into consideration** the economic impact..."

Motion carried unanimously.

CU 01-23

Applicant, Jersey Mike's Sub Shop, requesting recommendation to Council regarding conditional use approval to open a "restaurant, fast food <3,000 square feet" within a Neighborhood Commercial Zoning District at 987 Greentree Road.

Mr. Erwin said that Mr. Carter had sent the Planning Commission a letter stating that he had reviewed the Conditional Use application. Mr. Carter is recommending that the hours of operation be limited to 5:30am until 1:00am the next day to comply with Section 420-123. If the Planning Commission approves this recommendation a Conditional Use Hearing will be scheduled for Monday, January 8, 2024.

Mr. Robinson-Evans stated that he had a concern regarding traffic entering and exiting Leon Road along with the parking lot. Mr. Erwin explained that the parking lot and with ingress and egress were reviewed and approved at the November 15 Planning Commission meeting.

Motion:

Mr. Robinson-Evans made a motion, seconded by Ms. Short, to recommend to Council the approval of CU-01-23, applicant, Jersey Mike's Sub Shop, a conditional use application for the opening of a "restaurant, fast food ≤3,000 square feet" within a Neighborhood Commercial Zoning District at 987 Greentree Road, subject to the following:

1. **The hours of operation should be limited to 5:30am until 1:00am the next day to comply with Section 420-123.**

Motion carried unanimously.

ESTABLISHMENT OF PLANNING COMMISSION MEETING DATES/TIMES FOR 2024

Motion:

Ms. Swiech made a motion, seconded by Ms. Short, to set the 2024 Planning Commission meeting schedule on the second and fourth Wednesdays of each month from January through October 2024 at 7:00pm. The meetings on the second Wednesday of the month will be workshop meetings and the meetings on the fourth Wednesday of the month will be business meetings. There will only be one meeting each in November and December (because of the holidays) and will be a combined workshop/business meeting. November 2024's meeting will be held on November 13 (third Wednesday of the month) and December 2023's meeting will be held on December 11 (second Wednesday of the month).

Motion carried unanimously.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2024

After a brief discussion, the Planning Commission agreed to postpone the election of officers until the next Planning Commission meeting when all members would be present to vote.

REVIEW OF UPDATES TO PERMITS AND PROJECTS IN THE BOROUGH

1. Chipotle has started construction at 978 Greentree Road.
2. A Conditional Use Hearing for the proposed Jersey Mike's Sub Shop located at 987 Greentree Road is scheduled for January 8, 2024.

CONTINUED REVIEW OF THE COMPREHENSIVE PLAN

After a brief discussion, the Planning Commission agreed to approve the edits given to them by Mayor Schenck after the Public meeting. The Planning Commission continued to discuss sections of the Comprehensive Plan that need to be reviewed and updated. Mr. Panza, Mr. Rea, and Mr. Turocy arrived at this time.

1. Mr. Erwin noted that at the Public Meeting Ms. Bakin stated that Action Item #1.2 regarding public sewer lines on page 70 had been inadvertently removed and should be included in the final draft of the Comprehensive Plan. Mr. Rea asked if the Borough had a confirmed list of addresses that are not tied to the public sewer system. Mr. Carter said that he has contacted the Allegheny County Plumbing Department regarding this concern and will be following up to try and gather more

information about which houses are not tied to the public sewer system. Mr. Robinson-Evans suggested listing the street names and not specific addresses.

2. Mr. Erwin stated that Mayor Schenck had noted that page 42 of the Comprehensive Plan references that residents can sign up for weekly emails, but later in the plan it is stated that the email updates have been discontinued. Page 42 will need to be updated to reflect this change. The Planning Commission discussed the new mobile application that the Borough will be implementing, which will also be sending emails out to residents. The Planning Commission agreed that information about this new application should be referenced in the Comprehensive Plan.
3. Page 72 of the Comprehensive Plan has a paragraph discussing St. Raphael the Archangel Parish properties. As suggested by Mayor Schenck, the Planning Commission agreed to amend the paragraph to read, ***"An open line of communication should be established with the Diocese of Pittsburgh regarding the Guardian Angels Academy and St. Raphael the Archangel Parish properties including the former convent and two houses."***
4. Mr. Rea asked if the Planning Commission was considering re-adding the Implementation section that was included in the previous Comprehensive Plan with high, medium, and low priorities for each of recommendations in the plan. After a discussion, the Planning Commission agreed to discuss this at the next meeting when the Planning Commission chair is present.
5. A summary of comments made during the Public Meeting held on November 15 will be included in the appendix with the Public Meeting that was held in November of 2021.

Mr. Rea asked if waiting until the January Planning Commission meeting to finalize the Comprehensive Plan draft would delay the Public Hearing. Mr. Erwin said that he felt more comfortable waiting until the Planning Commission chair was present at the next meeting to move forward, regardless of whether this would delay the hearing.

ADJOURNMENT

Motion:

Mr. McWilliams made a motion, seconded by Ms. Swiech, to adjourn the meeting at 7:39 pm.

Motion carried unanimously.



Al Erwin, Vice-Chair



Jessica Swiech, Secretary