

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 16, 2007**

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The January meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Mr. Quatchak called the meeting to order at 8:10 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Janet M. Demma .....absent  
Stephen H. Donaldson.....absent  
Michelle M. Pfister .....absent  
Amy E. Sable ..... present  
Robert J. Salvatora ..... present  
Robert C. Schupansky ..... present  
David J. Quatchak, Chairman ..... present

**ENGINEER:**

Bob Nedzesky, W.E.C. Engineers .....absent

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

Tim Phillips, Building/Zoning Official ..... present  
Janine Kulbacki, Building/Zoning Secretary ..... present

**REORGANIZATION OF PLANNING COMMISSION MEMBERS**

Mr. Max Junker opened the floor for nominations of Chairman. Ms. Sabel moved to nominate Mr. David Quatchak as Chairman. Mr. Schupansky seconded the motion. No additional nominations were made. Mr. Junker closed the nominations and asked for a roll call vote:

Janet Demma .....absent  
Stephen Donaldson .....absent  
Michelle Pfister .....absent  
Amy Sable .....yes  
Robert Schupansky .....yes  
Robert Salvatora .....yes  
David Quatchak .....abstained

The motion carried unanimously. Mr. Quatchak thanked the Planning Commission.

Mr. Junker turned the meeting over to Mr. Quatchak. Mr. Quatchak opened the floor for nominations of Vice-Chairman. Mr. Salvatora moved to nominate Stephen Donaldson as Vice-Chairman. Ms. Sable seconded the motion. No additional nominations were made. Mr. Quatchak closed the nominations and asked for a roll call vote:

Janet Demma .....absent

Stephen Donaldson .....absent  
 Michelle Pfister .....absent  
 Amy Sable .....yes  
 Robert Schupansky .....yes  
 Robert Salvatora.....yes  
 David Quatchak .....yes

The motion carried unanimously.

**APPROVAL OF MINUTES** – Ms. Sable moved to approve the December 19, 2006 minutes, seconded by Mr. Salvatora and carried unanimously.

**OLD BUSINESS** - None

**NEW BUSINESS**

**Orchard Hill Plan of Lots, Lot 1 – Pre-application**

Mr. Scott Pilston of Pilston Surveying and Kathy Sain of Timber Ridge Drive, Baden, PA, presented the pre-application for a three story, 26,000 square foot office building. The proposed location is a two-acre parcel subdivided from Orchard Hill Church that is situated across from Corporate Drive. The building will be located in the center of the property.

Mr. Pilston stated that they have met all the parking requirements and there are no access problems with PennDOT. There would be 1.3 acres of disturbance on the church property. He has approached Orchard Hill Church concerning an easement for grading onto the church property and a maintenance agreement to take care of the landscaping and E&S controls, if needed. There is no written agreement yet but the church is very receptive to the idea.

There are no problems with utilities. There is a water line to tap into along Brandt School Road. There are two options for sanitary sewer. There is an existing sewer line along Corporate Drive that they could tap into or use the easement that was left from the original plan of the church and pump the sewage over the hill and tie into the existing line on the church property.

Mr. Pilston stated that they would need a modification for slopes to disturb 30% more than is allowed. They are in the process of getting a wetland study done now. He doesn't believe there are any wetlands there now and doesn't think there will be any problems.

Mr. Quatchak asked about the appearance of building. Ms. Sain stated that it would be brick and would look like the Brooktree office buildings in Wexford.

Mr. Quatchak asked about the elevation of retaining wall in the front of the building. Mr. Pilston stated that the highest point would be 12 feet and would taper down. He also stated that they have enough room to make the stormwater detention facility an attractive pond and not just utilitarian. Mr. Quatchak stated that the commission would look favorably on an aesthetically pleasing pond since it's along the road. Mr. Pilston stated they are looking at a few options and it would depend on the if they go with an underground storage facility.

Mr. Quatchak asked about the landscaping plans and sidewalks. Mr. Pilston stated that he is open to ideas. Mr. Quatchak suggested a planting strip between the sidewalks and the building to soften its appearance and a second planting strip between the top of the retaining wall and the parking lot.

Mr. Quatchak also asked about any possibility of terracing of the parking lot or building to create a less severe appearance.

Mr. Pilston was agreeable to all the suggestions of the planning commission.

Mr. Quatchak thanked Mr. Pilston for coming to the commission before the formal application process.

### **Adrian's Pizza – Pre-application**

Mr. Pilston of Pilston Surveying came forward to discuss the plans for Adrian's Pizza located on Brandt School Road. The proposed plan for Adrian's Pizza is to build a restaurant behind the existing shop and keep the shop open until the restaurant is completed. The existing building will then be demolished.

This project will require quite a bit of fill. Mr. Pilston explained that the office building he spoke of earlier would be able to provide the fill. The two sites are only 1/8<sup>th</sup> of a mile apart making it an easy transport to Adrian's.

The parking requirements have been met. There will be parking in the front as well as overflow parking in the back. The storm water detention pond will be in the back beyond the parking area in a natural flow area by an existing stream. They will be tying into the existing sewer line. There will be a loading area in the parking lot at the back of the building that won't interfere with business. The owner gets one delivery a week and depending on the hours of operations, the truck could deliver before they open for business.

Mr. Quatchak asked about the landscaping. Mr. Pilston stated that there would be planting islands in the parking areas. And there will be a 2 to 3 foot buffer around the building.

Mr. Quatchak stated that the borough would want to see a pedestrian walkway along Brandt School Road as well as a future walkway to the adjacent property and rear road. Mr. Pilston agreed.

Ms. Sable asked about the façade of the restaurant. Mr. Pilston stated that since it is an Italian restaurant, it would probably be brick with green and red awnings.

Mr. Quatchak thanked Mr. Pilston again.

### **GOOD & WELFARE**

**Job Description of the Planning Commission – No discussion**

**Planning Commission Annual Report – No discussion**

Mr. Schupansky moved to adjourn at 9:00 p.m. Mr. Salvatora seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 2