

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 15, 2008**

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

Mr. Max Junker called the meeting to order at 8:08 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma absent
Stephen Donaldson present
Sam Liberto present
Robert Schupansky present
Robert Salvatora absent
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

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

APPROVAL OF MINUTES – Mr. Donaldson moved to approve the December 18, 2007 minutes. Mr. Quatchak seconded the motion. The motion carried unanimously.

REORGANIZATION

Mr. Junker opened the floor for nominations for Chairperson of the Planning Commission. Mr. Donaldson moved to nominate David Quatchak as chair. There were no other nominations. Mr. Junker asked for a motion to close the nominations. Mr. Schupansky moved to close the nominations. Ms. Coombs seconded the motion. The motion carried. Mr. Junker asked for a motion to name Mr. Quatchak as chair for a one-year term. Ms. Coombs moved to name Mr. Quatchak as chair. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Junker opened the floor for nominations for Vice-Chair of the Commission. Mr. Schupansky moved to nominate Stephen Donaldson as vice-chair. There were no other nominations. Mr. Junker asked for a motion to close the nominations. Mr. Quatchak moved to close the nominations. Ms. Coombs seconded the motion. Ms. Coombs moved to name Mr. Donaldson as vice-chair. Mr. Schupansky seconded the motion. The motion carried unanimously.

Mr. Junker turned the meeting over to Mr. Quatchak. Mr. Quatchak welcomed two new members, Laura Coombs and Sam Liberto to the Commission.

OLD BUSINESS - Review of Stormwater Ordinance

Mr. Quatchak stated that the Stormwater Ordinance review would be moved to the end of the meeting.

NEW BUSINESS - SPF 07-12-01 - Franklin Run Preliminary & Final Subdivision

Mr. Fritz Baehr of F. J. Baehr Architects who is representing Jim West and Mr. Doug Tait of Tait Engineers were present to discuss their subdivision.

Mr. Baehr explained that this development would be on 56 acres subdivided from the Tree of Life Cemetery. Because of some unmarked interment plots they will be disturbing a small portion of the wetlands (less than 2,000 sq. ft.). There will be a retention pond and an emergency access road that connects to the cemetery.

They would require two modifications. One for exceeding the amount of slope disturbance and one for exceeding the amount of lots on a cul de sac required by borough ordinance.

They are proposing a landscape mound and a solid concrete and beam wall at the request of the cemetery. The mound will be 4 feet high and the fence will be 6 feet above the mound. It will be landscaped on the cemetery side. In addition, they propose an emergency access road with a gate.

Mr. Baehr stated that he received the comments from staff and the engineer and believed that they can comply with all the comments.

In answering one of Mr. Nedzeskys comments, they will use Best Management Practices by taking the stormwater from the roofs of certain lots and pipe it into a bioswale. It will be shown on plans.

They have met with the EAC. The EAC has asked for some revisions on the types of plants that are deer resistant and those revisions will be made.

Mr. Quatchak asked what has changed since they came to the Planning Commission in August 21, 2007 as a pre-application. Mr. Tait stated that the amount of lots has changed and the cul de sac was adjusted. Also, originally two lots were to be accessed from Reis Run Road would now share a private asphalt drive and will be shown on the plans.

Mr. Quatchak stated that landscaping wasn't indicated on the cemetery side on the plans. Mr. Tait stated that it would be clarified on the landscaping plans.

Mr. Quatchak asked if the concrete detailing for the fence would be on the plans. Mr. Tait stated that it would be on the landscape section of the plans.

Mr. Schupansky stated that the plans indicate the concrete curbs are to be removed and if that was something that was directed by Council.

Mr. Junker stated that the debate for asphalt curbs is still going on. So until it is resolved concrete is acceptable. Mr. Phillips stated that it should be adopted next month. Mr. Tait stated that they would comply with whatever the borough wanted.

Mr. Schupansky wanted it to go on record to Council that he favored concrete curbs and is opposed to the asphalt curb adoption.

Mr. Junker stated that there are a lot of state rules and regulations regarding cemeteries. The Planning Commission and Council would like to be assured that these rules and regulation have been dealt with.

Mr. Quatchak stated that with the access road going through the cemetery, one of the conditions of approval would be based on compliance with the state rules.

Mr. Schupansky asked about the stone and materials to be used for the access road and if a fire truck would be able to find it. Mr. Baehr stated that it would be marked.

Mr. Quatchak stated that he liked the placement of the chain across the access road at the rear lot lines.

Mr. Quatchak asked Mr. Kipp of the EAC if he had any comments. Mr. Kipp asked about the 4 foot mound and the 6 foot fence. At ten feet, will there be any problems with the borough codes that they would have to go to the Zoning Hearing Board. Mr. Phillips stated the mound would not be included in the height so there would be no issues.

Mr. Kipp stated that a wetlands report should be required. Mr. Quatchak asked that a clear delineation of the wetlands be shown on the plans. Mr. Tait agreed to provide wetlands report to the EAC.

Mr. Nedzesky asked that they keep manholes off the sidewalks. Mr. Baehr looked at the plans and stated that they clear the sidewalks. Also, Mr. Nedzesky asked that handicap ramps are regulation ramps.

Mr. Baehr stated that around lots 32, 33 & 34 along Reis Run Road, the sidewalks would be woven so they don't disturb the trees.

Mr. Phillips stated that they would need a maintenance agreement for the private shared drive between lots 33 and 34.

Ms. Coombs stated that she wanted to make sure that roadway is far enough from the existing gravesites.

Mr. Phillips asked Mr. Tait if they would need an encroachment permit from the DEP. Mr. Tait stated that they would. Mr. Quatchak asked for a clear delineation to be shown on the landscape plans. Also, a sign should be posted so homeowners know not to disturb the wetlands.

Mr. Quatchak stated that Mr. Baehr and Mr. Tait should meet with Mr. Phillips and clean up the plans and the layers shown on the drawings. And that the next plans that the Planning Commission sees should be the same plans that go to council.

Mr. Schupansky stated that he would like to see reasons and hardships in writing for the modifications they are requesting.

Mr. Donaldson moved to table the Franklin Run, SPF 07-12-01 Preliminary & Final Subdivision. Ms. Coombs seconded the motion. The motion carried unanimously.

GOOD & WELFARE - Annual Report

There was some discussion on the draft of the 2008 Annual Report with the emphasis on the goals for 2008. Mr. Phillips will draft the goals section of the Annual Report.

Mr. Quatchak stated that he would like to hold three work sessions for ordinance review and procedure process.

Motion to Adjourn

Mr. Schupansky moved to adjourn at 9:43 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3