

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 20, 2009**

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

Mr. Quatchak opened the meeting at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldsonabsent
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

Mr. Junker called the meeting to order acting as temporary Chair to conduct the annual reorganization meeting.

Mr. Junker stated for the record, five members of the Commission are present and explained that although Mr. Schupansky's term has ended and will be reappointed at the Council meeting next evening, according to the MPC, he is to serve until there is a replacement. So as a hold over incumbent he is part of this evening's quorum.

REORGANIZATION OF OFFICERS

Mr. Junker opened the floor for nominations for Chair of the Planning Commission. Ms. Demma moved to open the floor for chair. Ms. Coombs seconded the motion. Ms. Coombs nominated David Quatchak for Chair. Ms. Demma seconded the motion. The motion carried. Mr. Junker asked for a motion to close the floor for nominations for Chair. Ms. Coombs moved to close the nominations. Ms. Demma seconded the motion. The motion carried unanimously. Mr. Junker congratulated Mr. Quatchak on another term as Chair of the Planning Commission.

Mr. Junker turned the meeting over to Mr. Quatchak.

Mr. Quatchak asked for a motion to open the floor for nominations for Vice Chair. Mr. Liberto moved to open the floor. Ms. Demma seconded the motion. The motion carried. Mr. Schupansky nominated Steven Donaldson. Ms. Demma nominated Laura Coombs. Mr. Quatchak asked for a motion to close the floor for nominations for Vice Chair. Ms. Coombs moved to close the floor. Ms. Demma seconded the motion. The motion carried.

Mr. Junker asked for a roll call vote and members should state the name of the candidate they wish to be Vice Chair.

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

Mr. Quatchak congratulated Ms. Coombs as the new Vice Chair of the Planning Commission.

APPROVAL OF MINUTES

Ms. Demma moved to approve the December 16, 2008 minutes. Ms. Coombs seconded the motion. The motion carried unanimously.

OLD BUSINESS

LPF 08-09-04 – Franklin Park Self-Storage – Preliminary & Final Land Development

Mr. Scott Pilston of Pilston Surveying came forward to address comments from the Commission.

Mr. Pilston gave a brief overview of the progression of the project. He stated that they came before the Planning Commission first as a pre-application and attended the EAC meeting as well to get feedback from both committees. An application was made to the borough and it came with a long laundry list from both staff and WEC reports that the commission asked for them to address.

Mr. Pilston stated that there are only 7 comments that remain on the WEC Engineers report. Mr. Quatchak asked if he needed clarification on any of the comments. Mr. Pilston stated that all the comments have been addressed and only one detail needed to be clarified.

Mr. Quatchak informed Mr. Pilston that the borough received the revisions two weeks late and Mr. Nedzesky received the plans on Friday of last week leaving the Commission no time to review them.

Mr. Nedzesky stated to Mr. Quatchak that the only reason the dead line is imposed is to give the engineers time to review them. But they will try to accommodate the developer if they have the time so that the Planning Commission can take action on it. He also stated that the plans that he reviewed on Friday are the same plans that were in the packets.

Mr. Phillips added that there are no ordinances or state regulations that requires deadlines. The deadlines are an administrative requirement. If we have the time to accommodate them, we shouldn't turn them away just because we can.

Mr. Quatchak stated that he didn't think that Mr. Phillips would want to go on record saying our deadlines are flexible. Mr. Phillips disagreed saying that our deadlines have always been flexible.

Mr. Quatchak disagreed with Mr. Phillips stating that once the packets are delivered, the Planning Commission has four days to review it. When material is handed in on the day of the meeting we have a half hour to review it and understand it.

Mr. Pilston stated that it has been told to him numerous times that the Planning Commission expects a clean slate when they come in. He explained that when they receive the comments from the engineer and staff reports and are able to clean them up in time for the meeting and if the changes won't make any difference to the project, he appreciates that the staff and engineer accommodate them.

Ms. Demma stated that she agreed with Mr. Quatchak that time was needed to review any changes.

Mr. Nedzesky asked that the commission look at some of the issues. The first one states that the landscape plan indicates that landscaping is not proposed for the side yards because vegetation exists in the adjoining properties.

Mr. Pilston stated that the vegetation is not on the adjoining properties; rather there is a 20-foot setback on the site with existing vegetation on it. Mr. Quatchak asked that it be noted on the plans.

Mr. Quatchak asked that tall deciduous trees be planted along the wall to screen the roofs.

Ms. Coombs asked how many units there are. Mr. Pilston stated that there are 533 total. Ms. Coombs noted that the total of units are different on the plans and asked that it be revised and that measurements of the units are included.

Mr. Quatchak asked about the fence. Mr. Pilston stated that EAC suggested a wooden privacy fence in the front and if possible all around. However, if that were too expensive, then they would accept just chain link in the back. Initially they were going to put up a wrought iron fence, but ordinance states that it has to be 80% opaque so they decided on chain link fence with slats in it along the interstate and a wooden security fence in the front and sides.

Mr. Quatchak asked if anyone from the audience had any comments. There were none. He then asked Mrs. Kipp of the EAC if she had any comments.

Mrs. Kipp stated that the EAC met with Mr. Pilston but the notes on the plans are incorrect. Mrs. Kipp asked Mr. Pilston to correct the note on the plans to specify the types of fences. She also asked if a note should be included on the plans stating that if economical, the wooden fence will be throughout the plan.

Mrs. Kipp commented that the EAC asked for a detailed landscape plan for the sign and thought it was unprofessional that the architect did a poorly hand-drawn rendition of shrubbery.

After all the comments were addressed, Mr. Quatchak referred to Ordinance 212-30, Section J and the 27 requirements that determine whether a storage facility use is permitted in the proposed area. Mr. Quatchak asked Mr. McKeegan, representing Franklin Park Storage, if Mr. Phillips had provided any written determination that the proposed use meets the requirements. Mr. McKeegan stated Mr. Phillips had not. It was his recollection from a prior meeting. Several commission members, Mr. McKeegan, and Mr. Szefi, representing Mr. Gary Sippel – an adjacent property owner, discussed the commercial versus residential character of the area. Several commission members and both attorneys also discussed the meaning of “direct access” as used in the ordinance. Both attorneys will correspond with Mr. Junker by February 11, 2009.

Attorney, Kevin McKeegan, representing Franklin Park Storage, granted an extension of time until March 20, 2009

Ms. Demma moved to table. Mr. Junker listed the above conditions and Mr. Liberto seconded the motion.

Mr. Quatchak asked for a roll call vote:

Laura Coombs	yes
Janet Demma	yes
Stephen Donaldson	absent
Sam Liberto	yes
Robert Schupansky	yes
Robert Salvatora.....	absent
David J. Quatchak.....	no

The motion carried.

NEW BUSINESS

Orchard Hill Church Addition – Pre-application

Mr. Jeff Berneburg, of McIlvried, DiDiano & Mox, LLC and Mr. Kevin Cotter of Orchard Hill Church came forward to illustrate the proposed addition to the church and to get feedback from the Planning Commission.

Mr. Berneburg stated that Orchard Hill sits on 32-acre parcel and the addition would include a gymnasium, multi purpose rooms, classrooms, expansion to the existing lobby and an additional chapel area. The footprint is a little less than 31,000 square feet. He also stated that he is scheduled to go before the Zoning Hearing Board on February 12, 2009 to ask for a variance to allow for reduction of the required amount of parking spaces.

Mr. Quatchak asked how the traffic flow is during services and if it will be affected by the addition. Mr. Berneburg stated that they have no problems and don't expect any.

Ms. Demma asked if there are sidewalks. Mr. Berneburg stated that there are no sidewalks. Mr. Schupansky explained that the Planning Commission is trying to incorporate sidewalks throughout the borough so that nearby residents will be able to walk to the church.

Mrs. Kipp of the EAC stated that a street tree ordinance would need to be met.

Mr. Phillips stated if the square footage of the addition combined with the existing building is 50,000 sq. ft or over they would need a traffic study.

Mrs. Kipp invited them to visit with the EAC before they submitted their formal landscape plans.

Mr. Quatchak thanked them for coming.

GOOD & WELFARE

Mr. Quatchak encouraged the members to attend the Winter Planners Seminar and to submit their registrations with the secretary.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:48 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 6