

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 19, 2008**

The February 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 8:08 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma absent
Stephen Donaldson present
Sam Liberto present
Robert Schupansky present
Robert Salvatora..... present
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. Liberto moved to approve the January 15, 2008 minutes. Mr. Donaldson seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

SPF 07-12-01 – Franklin Run Preliminary & Final Subdivision

Fritz Baehr of F.J. Baehr Architects and Mr. West were present to address the Planning Commission’s comments. Mr. Baehr stated that they were aware that the Planning Commission expected a clean review upon their return and although all the issues have been addressed, new issues have come up.

Mr. Quatchak asked Mr. Nedzesky and Mr. Phillips if they had any questions. Mr. Nedzesky stated that he already discussed his comments with the engineer. Mr. Phillips stated that he had no further comments.

Mr. Baehr stated that his attorney has spoken to Mr. Junker regarding the opening of roads in a cemetery. Mr. Junker commented that he has spoken to Ms. Peters, and received a memorandum from her concerning his questions regarding state laws covering cemeteries. The memorandum stated that the state law governing roads in cemeteries is only violated if the road is “opened” by municipal action. Mr. Junker commented that therefore, the emergency

accessway cannot be part of the dedicated public improvements, and instead, will be a private improvement. Mr. Junker asked what is the intent of the developer regarding maintenance of the emergency access road and would the developer be willing to grant the borough an easement for the limited purpose in the event of an emergency. Mr. Baehr stated that the fact that it is described on the plans as an emergency access road addresses the issue and that it is a low maintenance road. Mr. Junker stated that it could not be on the borough's shoulders to maintain the road. Mr. Baehr said that he would make sure that it is addressed in the homeowner's association. Mr. West stated that the cemetery would be very cooperative concerning emergency vehicles and the access road.

Mr. Donaldson asked for clarification of the surface of the access road. Mr. Baehr stated that it is a gridlock stone where topsoil would be laid into the grid so grass can grow through it. The intent is for it to look like grass but it will support emergency vehicles and would be clearly defined paved path.

Mr. Donaldson asked Mr. Junker about the curb issue. Mr. Junker stated that although there are possible changes coming concerning concrete curbs changing to asphalt curbs, whatever is on the books at the time the application was filed and the fact that Council has not yet voted on the change, should dictate what is used.

Mr. Quatchak asked them to revert back to the concrete curbs on the original plans but warned them that it is possible that Council may require asphalt curbs. Mr. Baehr stated that they would comply with whichever the borough requires.

Mr. Quatchak stated that the landscaping plans were confusing. He asked that the existing vegetation on the plans and in the buffer be marked with a note stating that the existing vegetation meets the buffer requirements and the vegetation will remain.

Mr. Quatchak asked Mr. Kipp of the EAC if he had any comments. Mr. Kipp stated that he noticed some trees were missing on the plans behind lots 2, 3 and 4. The EAC suggests that the developer be required to mark and inventory the trees that are to remain after construction of the sidewalks and that the trees should be inventoried by number & species in case any trees are destroyed during construction to assure they will be replaced.

Mr. West stated that they want to preserve as many trees as possible when installing the sidewalks but some trees may have to be cut for the site line.

Mr. Quatchak asked for a motion to table. Mr. Baehr stated that they would grant an extension of time until April 17, 2008.

Mr. Donaldson moved to table SPF 07-12-01 Franklin Run to the next meeting so the applicant can address the items in the February 14, 2008 Staff Report and the February 13, 2008 WEC Report and the EAC Report with the following amendment: The plans from the original application with the concrete sidewalks and curbs be included instead of the asphalt sidewalks and curbs and the applicant grant the Planning Commission a time extension until April 17, 2008. Ms. Coombs seconded the motion. The motion carried unanimously.

NEW BUSINESS

Baumgartner Office Building – LPF 08-02-01 - Preliminary & Final Land Development

Mr. Scott Pilston of Pilston Surveying was present to address the Commission. As an overview, Mr. Pilston stated that the property is located about 500 feet from the intersection of Five Points

on the westerly side of Nicholson Road. The property is in a mixed use zoning district and is currently a single-family residence and unoccupied. Mr. Baumgartner is looking to convert it to a commercial use. It is serviced by all the public utilities. The driveway is shared with the neighbor next door. At this time there is no existing agreement between the two properties to continue sharing the driveway, but an agreement has been drawn up and the neighbor seems to have no problems with it.

Mr. Pilston stated that a letter from MTSA would be required since it will be changing to a commercial property.

They are proposing to add an addition of 16 feet along the entire length of the building in the rear. Parking will be added which Mr. Pilston believes will meet all the ordinances.

Any increase in stormwater drainage will be taken care of by an on-lot sump.

They have met with the EAC for their feedback. The EAC suggested that notes be added to the plans stating that existing vegetation along the boundaries will remain. Mr. Pilston stated that the landscape plans would be stamped by a landscape architect.

Mr. Pilston stated that he and his client did not expect to be granted approval this evening and expect to table until next month but wanted to speak with the Commission to see if they had any concerns or questions. Mr. Pilston stated that the comments from the WEC Report, the Staff Report and the EAC were very minor. As a residential property the setback requirements are 10 feet. Once changed to a commercial use the requirement is 20 feet setback. Therefore, they will need to go to the Zoning Hearing Board for a variance next month.

Mr. Nedzesky asked Mr. Pilston to explain the parking and the handicap parking in the front of the building. Mr. Pilston stated that the handicap parking in the front of the building would have access to the front with a ramp that isn't on the drawings because they have not yet submitted the architect's drawings.

Mr. Quatchak asked about the sidewalks. Mr. Pilston stated that the sidewalks would have to curve around closer to the building to avoid the slope and the trees. Mr. Quatchak stated that it would be better to have the sidewalks closer to the road because of the proposed village in that area and that the slope would not affect the sidewalks.

Mr. Quatchak asked Mr. Phillips if he had any comments. Mr. Phillips stated that he did not.

Mr. Quatchak stated that he was concerned about how well the addition will blend in with the existing structure. Mr. Pilston stated that it is their intention to maintain the residential integrity in the area.

Mr. Quatchak asked for a motion to table. Mr. Liberto moved to table LPF 08-02-01 Baumgartner Office Building – Preliminary & Final Land Development application to a future Planning Commission meeting subject to the Staff Report dated February 13, 2008 and addressing all of the Engineer and EAC comments as well as any Zoning Hearing Board action. Ms. Coombs seconded the motion. The motion passed unanimously.

Children's Hospital of Pittsburgh – LP 08-02-01 Revised Final Land Development

Mr. Pilston was present to address the Planning Commission's comments and questions and stated that he was not looking for approval tonight. Mr. Pilston gave an overview of the

proposed improvements at Children's Hospital. They propose to install a driveway and two additional parking areas and 28 individual spaces located in five areas along the existing parking areas that would increase the parking by 70 additional spaces. Children's Hospital feels these improvements are necessary to accommodate the volume of patients using the facility.

Mr. Pilston stated that he has submitted a stormwater report showing the increase from these parking areas will not exceed the existing stormwater facility and the only landscaping being proposed would be in islands for the two new parking areas.

Mr. Quatchak asked if there will be curb cuts and if there is only one way out of the new lots. Mr. Pilston explained that they will remove the first four spaces of the existing lot and put the access there.

Mr. Pilston stated that he attended the EAC meeting to get their feedback on the landscaping and it was determined that Serviceberry trees will be planted for shading.

Mr. Quatchak asked if the EAC had any other comments. Mr. Kipp stated that he did not.

Mr. Quatchak asked for a motion. Mr. Donaldson moved to table LP 08-02-01 – Children's Hospital of Pittsburgh – Revised Final Land Development application subject to the Staff Report dated February 12, 2008 and the WEC Report dated February 13, 2008. Mr. Salvatora seconded the motion. The motion carried unanimously.

Ridge Forest, LLC – Pre-application

Representing Ridge Forest, LLC, Attorney Don Graham presented the proposed PRD and gave an overview of the project. Mr. Graham stated that the proposed development would be on 132 acres located off Nicholson Road on Georgetown Drive. It would abut Sts. John & Paul Catholic Church, Sippel Office Park and the YMCA. 96 acres are in the R-4 zoning district the remainder is in the R-1 & R-2 zoning districts. They are proposing 115 single-family homes on smaller than typical lots and 89 multi-family townhouses and 36 garden apartments. A potential builder would be Ryan Homes. They would also like to work with the borough for future commercial use as well.

Ms. Coombs stated that it looked like a lot of housing in one area to have just one way in and one way out. There was some discussion on other possible exits/entrances.

Mr. Phillips asked if they had a time frame for starting the development. Mr. Graham stated that after hearing the feedback he received tonight, they would start the tentative PRD application process for the April agenda.

Mr. Quatchak thanked Mr. Graham for coming as a pre-application and stated that the Planning Commission would be looking for a plan that is pedestrian friendly because of the walking distance from the church and the YMCA, for buffering and for good circulation within the plan.

GOOD & WELFARE

Review of the proposed 2007 Planning Commission Annual Report

Mr. Quatchak stated that the only item left to review was the goal section of the report. Mr. Phillips submitted that section and Mr. Quatchak asked for a motion.

Ms. Coombs moved to approve and send to Council the 2007 Planning Commission Annual Report for review. Mr. Liberto seconded the motion. The motion carried unanimously.

Stormwater Ordinance Review

Mr. Quatchak stated that the Commission will discuss the Stormwater Ordinance at the next meeting.

Discussion on Curbs

An impromptu discussion on concrete curbs vs. asphalt curbs was held. It was decided that the Planning Commission would ask Council to delay approval of the asphalt curbs to allow for further discussion and input from the Planning Commission.

A motion was made by Mr. Salvatora expressing concerns to Borough Council over the proposed change of the zoning requirements and requesting more study and possible input from the Planning Commission before formal action is taken. Ms. Coombs seconded the motion. The motion carried unanimously.

Work Session

A work session will be held March 3, 2008 to discuss subdivision and land development procedures.

Motion to Adjourn

Ms. Coombs moved to adjourn at 10:00 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 14