

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
February 16, 2010**

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

Mr. Junker opened the meeting at 8:05 p.m. and asked the members to elect a Chair pro tem in Chairwoman, Laura Coombs, & Vice Chair, Stephen Donaldson absence. The members appointed Mr. Quatchak Chair pro tem.

Roll call:

PLANNING COMMISSION MEMBERS:

David Quatchak present
Janet Demma absent
Stephen Donaldson, Vice Chair absent
Sam Liberto present
Robert Schupansky present
Robert Salvatora present
Laura Coombs, Chairwoman absent

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, Planning Commission Secretary .. present

APPROVAL OF MINUTES

Mr. Liberto moved to approve the January 19, 2010 minutes. Mr. Salvatora seconded the motion. The motion passed unanimously.

OLD BUSINESS

Orchard Hill Church Addition – CU 09-04-02 – Conditional Use

Orchard Hill Church Addition – LPF 09-04-01- Preliminary & Final Land Development

Kevin Cotter, Director of Business Operations at Orchard Hill Church, and Jeff Berneburg, Project Manager, from MDM, LLC were present and came forward to address comments from the Planning Commission.

Mr. Quatchak asked Mr. Phillips to revise comment #3 of his staff report for the Conditional Use. Mr. Phillips stated that rather than change comment #3, a new comment will be added as comment #6 to read: *A Traffic control officer shall be provided by the Borough at Orchard Hill's expense for all major events and services with more than 150 vehicles.*

Mr. Quatchak asked for a motion for the Conditional Use application. Mr. Liberto moved to approve CU 09-04-02 – Conditional Use for Orchard Hill Church subject to the Staff Report

dated February 11, 2010 with the addition of comment #6. Mr. Schupansky seconded the motion. The motion passed unanimously.

Mr. Quatchak stated that there is one comment from staff for the second application for the Preliminary and Final Land Development concerning the modification for slope disturbance.

Mr. Nedzesky asked where the slope disturbance is located. After reading the submitted request and some discussion, it was determined to be satisfactory with the engineer.

Mr. Quatchak stated that it was his understanding that Mr. Cotter and Mr. Berneburg had met with staff and EAC regarding the landscape plans and an agreement was made to plant 19 trees to replace the trees that had died. Mr. Quatchak asked that the plantings listed on sheets 201 and 301 of the landscape plans be added to sheet MS 101 that was provided for the EAC. After some discussion, it was decided that the easiest thing would be to add sheet MS 101 to the other landscape plans.

Mr. Nedzesky reminded them that plumbing plans needed to be provided to Mr. Phillips before a building permit could be issued.

Mr. Liberto questioned whether a landscape architect seal needed to be provided as it was left unresolved from the last meeting. Mr. Phillips stated that landscape architect seals are typically made for the buffer yards.

Mr. Quatchak stated that a landscape architect needs to add a note to the plans stating that it meets the buffer yard requirements.

Ms. Kipp stated that if MS 101 drawing is going to be added to the final drawings, that the note stating; any landscaping outside of the project area on Brandt School Road frontage is for long term planting purposes. Not to be included in Phase 1 approval be removed.

Mr. Liberto moved to recommend approval of LPF 09-04-01 - Preliminary & Final Land Development for Orchard Hill Church subject to the WEC Engineer's Report dated January 29, 2010 and the Staff Report dated February 11, 2010 with the inclusion of the request for modification #2 regarding slopes and the exclusion of the request for modification #1, which requires a landscape architect's seal on a buffer area plan. Also, the inclusion of the MS 101 drawing dated 11/12/09, with the revision recommendation of the EAC to remove the note stating: *any landscaping outside of the project area on Brandt School Road frontage is for long term planting purposes. Not to be included in Phase 1 approval.* Mr. Salvatora seconded the motion. Mr. Quatchak asked for any discussion. Mrs. Kipp stated that the wetland signs needed to be added. Both Mr. Liberto and Mr. Salvatora amended their motions to include the wetland signage on MS 101 drawing. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:40 p.m. Mr. Schupansky seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 1