

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

The April 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 8:10 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto present
Robert Schupansky absent
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 – Ms. Coombs moved to approve the February 19, 2008 minutes. Mr. Salvatora 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

Mr. West and Mr. Rahenkamp from Tait Engineers were present to address the Planning Commission’s comments.

Mr. Quatchak asked Mr. Phillips if all of the comments from his report have been addressed. Mr. Phillips stated that all but number 12 from his staff report that Mr. Junker will address.

Mr. Junker stated that the Declaration of Covenants, Conditions and Restrictions of the Franklin Run Planned Community addresses the concerns the Planning Commission had about the private driveway for lots 33 and 34 will replace #12 of the staff report.

Mr. Quatchak brought up a comment from the EAC’s report concerning the plans that show the buffer trees being placed on the cemetery side rather than the resident’s property and asked if it

was acceptable. Mr. West stated that the cemetery requested that they be placed on their side of the fence.

Mr. Quatchak stated that the sheet numbering was wrong on the latest submission. Sheet # 17-A, that was added at the EAC request, was never added to the index on the front page and the dates needed to be changed to indicate the latest submission.

Mr. Quatchak stated that all four modifications will be voted on separately and then a motion made to approve the Preliminary & Final Subdivision.

Ms. Demma moved to approve the request for modification from Section 184-27.B, 2 & B, 4, which prohibits disturbance of certain percentages of slopes. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to approve the request for modification from Section 184-23.C, 2, a, 1, which requires cul de sac streets to have less than 21 lots with the understanding that the applicant is providing emergency access. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Donaldson moved to approve the request for modification from Stormwater, Appendix E, which prohibits detention ponds from being more than 4 feet deep to be surrounded by a 4 ft. high fence for protection. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to approve the request for modification from Section 184-23.D, 1, which requires sidewalks along residential streets with the understanding that 185 feet be eliminated along the north side near the entrance due to the existence of graves that could be disturbed if sidewalks were to be installed. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend approval for SPF 07-12-01 – Franklin Run Preliminary & Final Subdivision subject to the Staff Report dated March 26, 2008 and the WEC Engineer's Report dated April 9, 2008 with the following two conditions: Replace #12 of the Staff Report dated March 26, 2008 with the following: the Declaration of Covenants, Conditions and Restrictions similar to the version provided to the Solicitor on April 14, 2008 is properly executed and recorded and the applicant make the following changes to the plans to add 17-A to the index, correct the revision dates and make a correction to the cover sheet revision date. During discussion on the motion, Mr. Junker added that he would consider the final, recorded Declaration to be "substantially similar" as long as the final version contained Section 3.2 – stating that the unit owners of Lot 33 & 34 were responsible for maintenance and repair of the private driveway, and that the Borough of Franklin Park was named a third party beneficiary. Mr. Liberto seconded the motion. The motion carried 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.

Mr. Quatchak stated that the Commission was referring to the plans that were submitted last month and asked Mr. Pilston if there were any changes to the plans. Mr. Pilston stated that he forgot to change the date and he didn't change the date on his signature stamp. However he brought with him a revised copy.

Mr. Quatchak stated that there was a question about the lighting and asked if lighting was proposed. Mr. Pilston stated that no lighting is proposed.

Mr. Quatchak asked for a motion. Mr. Liberto moved to recommend to Council Children's Hospital of Pittsburgh – LP 08-02-01 Revised Final Land Development subject to the Staff Report dated March 26, 2008 and the WEC Engineer's Report dated April 9, 2008 with the exception of references to the lighting as well as a request that the signature and dates on all documents be corrected to reflect the latest engineering report. Ms. Demma seconded the motion. The motion carried unanimously.

NEW BUSINESS

Sewickley Creek Greenhouse – CU 08-03-01 Revised Conditional Use Application

Mr. John Helbling and Mr. George Jones were present to discuss their plans for selling bulk materials such as mulch, topsoil, mushroom manure and having them displayed in bins for the customers to view. For loading, they are proposing cinder block units for pick up and delivery.

The Planning Commission had concerns about the style and sizes of the units and displays. Mr. Helbling and Mr. Jones were not aware that they needed to show picture or come prepared with sizes, etc. They were of the understanding that they would only need approval for the use. So, after much discussion and finding the sizes of the units and determining the area where they would be placed, the Commission had a better idea of what they would be recommending to Council. Once the conditions were determined, a motion was in order.

Ms. Demma moved to recommend to Council Sewickley Creek Greenhouse – CU 08-03-01 Revised Conditional Use Application subject to the Staff Report dated March 26, 2008 with four conditions: 1. That the six display units, approximately 18' x 3' deep and 3 feet high be placed parallel to the side of the building. 2. That a maximum of six bulk storage units, 72 feet long, 12 feet deep, 12 feet wide and six feet high are positioned perpendicular to the building on the northwest side of the property. 3. That the openings of the bins are facing away from Big Sewickley Creek Road thus creating a wall and that, 4. Screening plantings shall be installed along the wall. Mr. Donaldson seconded the motion.

Laura Coombs	yes
Janet Demma	yes
Stephen Donaldson	yes
Sam Liberto	yes
Robert Schupansky	absent
Robert Salvatora	yes
David Quatchak	yes

The motion carried.

GOOD & WELFARE

Status report of the Steering Committee

Mr. Phillips reported that the Village concept was discussed. The areas include Old Ingomar, Five Points, and the Bayne area. Also, there was a discussion with PennDOT concerning sidewalks.

Discussion on Curbs

After some spirited discussion on curbs, the planning Commission unanimously urges council to stay with the concrete curbs. Mr. Salvatora made a motion urging Council to reconsider not changing to asphalt curbs and suggested four recommendations: 1. Explore engineering

revisions for street construction. 2. Explore engineering revisions for curbs repair. 3. Builders meet requirements to protect curbs during the building period 4. Dedicate funds annually for curb replacement. Ms. Demma seconded the motion. Mr. Quatchak called for a roll call vote:

Mr. Quatchak	yes
Mr. Liberto	yes
Mr. Donaldson	yes
Ms. Demma	yes
Ms. Coombs	yes
Mr. Salvatora	yes
Mr. Schupansky	absent

The motion carried.

Stormwater Ordinance Review

The Planning Commission finished making revisions to the March 30, 2007 Pre-final Draft of the Stormwater Ordinance.

Motion to Adjourn

Ms. Demma moved to adjourn at 11:12 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 5