

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 21, 2009**

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 8:03 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demmaabsent
Stephen Donaldson present
Sam Libertoabsent
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

The meeting came to order at 8:03 pm.

APPROVAL OF MINUTES

Ms. Coombs moved to approve the minutes of the February 17, 2009 minutes and the March 17, 2009 minutes. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Quatchak stated that the March meeting didn't have a quorum.

OLD BUSINESS

Slade Site Plan Review

Mr. Pilston summarized the history of the application up to this date. The application was re-opened from November of 2007 with the desire to increase the parking lot. After review of the plans the Planning Commission stated that they wanted the driveway re-configured so that the driveway would align with Carmody Court. This was acceptable to the applicant and all concerned but would require a modification for steepness for the new location of the driveway.

Mr. Pilston stated that he received a review letter from Mr. Nedzesky with only a few comments. Mr. Nedzesky's main concern was an inlet (storm sewer) in the driveway. No changes can be made to the inlet because it is on the PennDOT right-of-way and would have to go through the

Highway Occupancy Permitting process. Depending on what happens this evening with the application, they will submit the HOP.

Mr. Quatchak asked Mr. Phillips if he had any comments. He had none.

There was some discussion about who the applicant was – Adam Slade or Barbara Slade (mother). Mr. Phillips stated that the Adam Slade application from 2007 was re-opened for these changes to the driveway. However, the property owner is Barbara Slade. So the applicants name will be changed to Barbara Slade but the application number will remain the same.

Mr. Pilston stated that they would like to table the application tonight so that they can come to the next month's Planning Commission meeting and then to Council the following evening.

Mr. Quatchak asked that the phrase, "or equivalent varieties, subject to landscapers recommendations" be removed from the landscape plans.

Mr. Quatchak asked Mrs. Kipp, EAC Chair, if she had any comments. She did not. Mr. Quatchak asked for a motion to table.

Ms. Coombs moved to table LPF 07-11-04 Slade Site Plan. Mr. Donaldson seconded the motion. The motion carried unanimously.

Resume discussion on proposed ordinance

Mr. Quatchak stated that discussion on ordinances would not be held this evening due to the amount of business on the agenda.

NEW BUSINESS

LPF 09-04-01 – Orchard Hill Church Addition

CU 09-04-02 – Orchard Hill Church Addition

Mr. Quatchak stated that the two applications would be discussed together.

Mr. Kevin Cotter, Director of Business Operations at Orchard Hill Church, came forward to address the board. Mr. Cotter stated that he has with him three representatives; Mr. Haberman from Wooster & Associates, Greg Phassos from Gossphasna Architects, and Jeff Berneberg from MDM, LLC.

Mr. Quatchak stated that it was brought to commission member's attention that there was an error in the calculations of the square footage and what was received in the packets was inaccurate.

Mr. Phassos stated that the building footprint changes but not the seating number. He passed out new drawings that show the changes in red. He stated that the increase by 8,150 was to address accessibility issues, mechanical services, circulation space and other support areas needed within the building.

Mr. Quatchak asked Mr. Phillips if he had any comments. Mr. Phillips stated that because the square footage has changed, so would the stormwater calculations change. They will need to be reviewed. Also, the parking issue with the Zoning Hearing Board would have to be revisited. That would require a new application. But the existing two applications will require extension of time to allow for revisions to the site plan footprint, stormwater calculations and anything else that would be affected by the project changes.

Mr. Quatchak stated that the ordinance requires islands to be put in parking lots. Mr. Cotter stated that the Zoning Hearing Board did not require that. Mr. Phillips explained that they are not making improvements to the parking lot and that is when that ordinance would require islands.

Mr. Quatchak asked Mr. Nedzesky if he had any comments. Mr. Nedzesky stated that he would need considerable more detail on the stormwater. Mr. Cotter stated that the engineer is moving forward to address all the comments. Mr. Nedzesky asked for wetland delineation reports and a geo-technical report. Mr. Cotter stated that they would be provided in the next submittal.

Mr. Quatchak asked Mr. Nedzesky to address the traffic issues. Mr. Nedzesky stated that the existing traffic currently warrants a left turn lane. The church recognizes that a traffic control officer on duty directing traffic during exiting times is needed. The additional 350 seats will increase the traffic and the churches traffic reports indicates that as well. Mr. Nedzesky suggested that an agreement with the borough that a traffic officer be at all activities or the borough might want to look at requiring the church to put in a turning lane for safety purposes.

Mr. Quatchak stated that it is a goal of the borough to get a center turning lane on Brandt School Road that has the heaviest traffic in Franklin Park.

Mr. Cotter stated that he understands that it warrants a turning lane but he what he doesn't understand is that a traffic officer is still going to have to stop traffic on Brandt School road whether there is a turning lane there or not and the traffic will still be backed up.

Mr. Michael Haberman gave a report on the traffic study. He stated that there have only been two accidents in that area and didn't believe that it was dangerous. Also, the new addition is for funerals and weddings and Sunday services will not be changing from the 350 additional seats. The study was based on what if 350 additional seats were added to the traffic and that is what the warranted the turning lane. But from a practical stand point Sunday mornings will not change.

Mr. Kurt Kaelin of 2474 Nicholson Road addressed the Commission. He stated that his parents own Kaelin Farm Market at 2547 Brandt School Road, which borders the church on the south side, and their residence is across the street from the church entrance. Mr. Kaelin explained that a turning lane would cut into their property line about 25 feet if the turning lane starts 150 feet from their current entrance. Also, there is a house there that belongs to them and they would probably lose the driveway. Mr. Kaelin stated that when someone is directing traffic it doesn't impact them too much, maybe 6 or 7 cars.

Mr. Cotter asked for a 60-day extension of time.

Mr. Donaldson moved to table application LPF 09-04-01 – Orchard Hill Church Addition and CU 09-04-02 – Orchard Hill Church Addition. Mr. Salvatora seconded the motion. The motion carried.

GOOD & WELFARE

No business.

Motion to Adjourn

Mr. Donaldson moved to adjourn at 9:18 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 18