

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
MAY 15, 2007**

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The May meeting of the Planning Commission was held at Blueberry Hill Park, Pittsburgh, PA 15237.

Mr. Quatchak called the meeting to order at 8:02 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Janet M. Demma ..... present  
Stephen H. Donaldson.....absent  
Michelle M. Pfister ..... present  
Amy E. Sable..... present  
Robert J. Salvatora .....absent  
Robert C. Schupansky ..... present  
David J. Quatchak, Chairman ..... present

**ENGINEER:**

Bob Nedzesky, W.E.C. Engineers ..... present

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss .....absent

**STAFF:**

Tim Phillips, Building/Zoning Official ..... present  
Janine Kulbacki, Building/Zoning Secretary ..... present

**APPROVAL OF MINUTES** – Ms. Demma moved to approve the April 17, 2007 minutes, seconded by Ms. Pfister and carried unanimously.

**OLD BUSINESS** - None

**NEW BUSINESS** - Adrian's Pizza, LPF 07-05-01 – Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying was present to address comments from the Commission.

Mr. Quatchak stated that the punch list was very long. Mr. Pilston explained that most of the issues have been dealt with already. However, they do not expect to be approved until next month. At that time they believe that all the issues will have been addressed. Mr. Pilston stated that he has appointments with a landscape architect and a soils analyst. The biggest obstacle was a change to the parking area and that has been addressed.

Mr. Quatchak asked if they received permission for an easement. Mr. Pilston stated that they have.

Mr. Pilston asked for any comments or suggestions from the commission. Mr. Quatchak stated that at the meeting when the pre-application was presented, there was some discussion about putting in future pedestrian access. Mr. Pilston stated that the biggest drawback is the slope.

Mr. Phillips suggested putting it in on the other side of the property across the back. Mr. Pilston stated that he would look into it. Mr. Quatchak explained that Franklin Drive, by Adrian's Pizza, is a paper street with two lanes and a planting strip. It was envisioned to go back to possible future offices or a residential area but it never materialized. Because people enjoy walking to the neighborhood restaurant, it would be good for business. Mr. Quatchak asked that they add future pedestrian access to the plans. Mr. Pilston agreed.

Mr. Quatchak warned there should be no outstanding issues when they come back next month. What the Planning Commission approves should be the same as what goes to Council.

Ms. Demma moved to table the application for Adrian's Pizza, LPF 07-05-01 Revised Preliminary & Final Land Development until next month. Ms Sable seconded the motion. The motion carried unanimously.

### **Stormwater Management Plan**

Discussion was held concerning the Stormwater Management Plan that the commission members received in their packets. Mr. Quatchak stated that three days is not enough time to address it. He also stated that what comes from the county or the COG is watered down so that every municipality should be able to comply. He thinks that Franklin Park Borough's standards should be higher. It should not be looked at as what is the cheapest or the minimum we can do, but rather look at it critically for better, more creative ways to meet the requirements. We should also seek a brief comment from Pashek Associates.

Ms. Sable moved to refer the North Hills Council of Governments Stormwater Initiative Phase II to the Borough Engineer, Building Inspector, Solicitor and Pashek Associates for review prior to the Commission next regular meeting. Ms. Demma seconded the motion. The motion carried unanimously.

### **GOOD & WELFARE**

#### **Status report of the Steering Committee**

Mr. Phillips reported that the steering committee has asked Pashek Associates to develop a multi-family design standard that would specify quality building materials.

#### **Job Description of the Planning Commission – No report**

Ms. Demma moved to adjourn at 8:41 p.m. Ms. Pfister seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 4