

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
MAY 20, 2008**

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The May 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 8:05 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson .....absent  
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** – Ms. Demma moved to approve the April 15, 2008 minutes. Mr. Liberto seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**Stormwater Ordinance Review** - Mr. Quatchak stated that there will be no discussion this evening on the Stormwater Ordinance review.

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

Ms. Demma moved to table LPF 08-02-01, Baumgartner Office Building – Preliminary & Final Land Development. Ms. Coombs seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**LPF 08-05-03 - YMCA of Pittsburgh – Preliminary & Final Land Development**

**CU 08-05-03 - YMCA of Pittsburgh – Conditional Use**

Mr. Steve Cupcheck from RSSC Architecture and Mr. Bill Kunert from the YMCA were present to discuss the proposed addition to the Baierl Family YMCA. At this time (8:07 p.m.), Robert Schupansky joined the meeting. Mr. Cupcheck explained that they intended to expand the YMCA by adding a 3,425 square feet two story addition at the rear of the building and 1,265 square feet of space over the existing one-story building

on the east side of the building for an equipment room. Also, an out-door playground area on the west side of the building that will be covered with a synthetic surface. Some new landscaping and a wood fence will be added around the northern property line, adjacent to the Wolfarth property, with a row of pines on each side of the fence for screening.

Mr. Quatchak asked Mr. Cupcheck if he had seen Mr. Phillips' staff report for the Land Development. He stated that he had not. Mr. Quatchak asked Mr. Phillips to go over his staff report. After doing so, only the parking was up for discussion. Mr. Cupcheck stated that there is no intention of adding any parking because it has been determined that the parking lot is 40% empty at peak times. Mr. Quatchak asked him to document these findings because based on some observations it appears full. Mr. Kunert stated that the parking on the far side of the building doesn't get used, ironically, because people don't want to walk. Mr. Cupcheck stated that they would put together a new tabulation and include an HRG traffic study.

Mr. Quatchak asked Mr. Nedzesky to go over his engineering report. After doing so, Mr. Nedzesky stated that everything on his list could easily be addressed.

Mr. Junker stated that there are two different time limit requirements for the Conditional Use Application and the Preliminary & Final Land Development Application and asked that the applicant provide a letter waiving the time limit requirement on the Conditional Use and tie it in with the Land Development's time limit date. Mr. Junker also asked that it be stated in the motion.

Mr. Quatchak stated that on their original plans the YMCA indicated that they would install a fence in the approximate area where it is on the current drawings. The fence ultimately was not included because of an easement. The Planning Commission would look favorably on the fence and would require a letter from MTSA permitting construction of the fence on their easement. Mr. Cupcheck stated that he has already asked MTSA for a letter of approval, which they will provide once they are assured the addition will be approved.

Ms. Demma asked about the small bridge that adjoins the neighboring property and asked that it be shown on the drawings. Mr. Quatchak added that pedestrian accesses in the Borough is a goal that the Comprehensive Plan aims to achieve and should be indicated to show that a connection will be made in the future.

Mr. Kipp, Chairman of the EAC stated that there is a discrepancy between the engineering drawings and the architectural drawings regarding the square footage and should be corrected before approval. Mr. Kipp also stated that the EAC met with the developer and they decided on nine plants that the EAC finds satisfactory.

Mr. Quatchak referred to a letter that was sent from Mr. Herbert Steele of 2580 Nicholson Road stating that the YMCA has been adding additions piecemeal. Mr.

Quatchak asked Mr. Phillips about the percentage of coverage on the property. Mr. Phillips stated that there is no regulation of that in the R-2 zoning district.

Mr. Quatchack asked if anyone in the audience had any comments.

Mr. Wayne Haas of 2568 Nicholson Road spoke about changing the zoning on his property across from the YMCA to light commercial.

Mr. Tom Huebner of 1503 Savannah Lane stated that he welcomed the addition and that it has been a very positive thing for his family.

Mrs. Rose Randolph of 3001 Shepard Lane asked if something could be done to manage the traffic flow exiting the YMCA. She has noticed that many people pull out without stopping for oncoming traffic.

Ms. Demma moved to table LPF 08-05-03, YMCA of Pittsburgh – Preliminary & Final Land Development and CU 08-05-03 - Conditional Use subject to the following: the applicant shall submit a letter to the Borough waiving the time limit on the Conditional Use application, the applicant provide a draft easement agreement from MTSA regarding construction of the fence, the applicant shall indicate the future pedestrian access on the northwestern section of the property and the applicant correct the discrepancy on the square footage on the architect and engineer drawings. Ms. Coombs seconded the motion. The motion carried unanimously.

#### **CU 08-05-02 – Franklin Libson – Conditional Use**

Mr. Frank Libson was present to address comments from the Planning Commission. Mr. Libson explained that he is a CPA and would like to start working out of his house and is requesting a Conditional Use for a home occupation. He works with his daughter and would eventually turn the business over to her and the Conditional Use would extend to her. He stated that he has very little client involvement and only some dropping off and picking up during tax time.

Mr. Quatchak asked for clarification on the parking requirements. The borough ordinance requires four parking spaces. Mr. Quatchak asked Mr. Libson to revise the drawings he has provided to show where the four parking spaces are located, marking one of them accessible.

Mr. Salvatora stated that the drawing should also show the dimensions of the driveway.

Mr. Phillips stated that the Uniform Construction Code (UCC) requires one accessible parking space and a handicap accessible restroom.

There was some discussion on the necessity of the requirements of the UCC and the differences between Home Occupations and Home Based Businesses. It was determined that these issues are not considerations for a conditional use. The Borough is concerned with the impact the business will have with the neighborhood and the parking.

Mr. Liberto moved to recommend approval of CU 08-05-02, Franklin Libson – Conditional Use subject to the Staff Report dated May 15, 2008 and that the applicant provide an indication of the survey of the property showing the specific location of the parking spaces consistent with UCC and the Borough ordinances. Ms. Demma seconded the motion. The motion passed unanimously.

**GOOD & WELFARE**

**Status report of the Comprehensive Plan Implementation Committee**

Mr. Phillips reported that a meeting was held on April 24, 2008. The discussion was on the Five Points Village area on curbs, storm sewers, sidewalks, building setbacks, parking, lighting, density, building height and village boundaries. Pashek Associates will come back with Design Standards for the committee to review. The next meeting will be held on June 25, 2008.

**Motion to Adjourn**

Ms. Demma moved to adjourn at 9:03 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 16