

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 19, 2007**

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

Mr. Quatchak called the meeting to order at 8 :09 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson.....absent
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatoraabsent
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 present

STAFF:

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

APPROVAL OF MINUTES – Mr. Schupansky moved to approve the May 15, 2007 minutes, seconded by Ms. Demma and carried unanimously.

OLD BUSINESS

Adrian’s Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying, I sent a letter dated June 13, 2007 requesting that the borough table the plan and waive all time limits because he felt they weren’t ready.

Mr. Schupansky moved to table Adrian’s Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development application. Ms. Demma seconded the motion. The motion passed unanimously.

Stormwater Ordinance Review – Due to its length, Mr. Quatchak opted to proceed with new business and discuss the Stormwater Ordinance last.

NEW BUSINESS

John Pirain – Pre-application for Self-Storage Facility

Mr. John Pirain, accompanied by architect, Mr. Nathan Hart from Desmone Associates came forward to discuss plans for a self-storage facility on property that Mr. Pirain and his family

purchased, just south of Five Points on Nicholson Road. They began by showing the Commission three alternatives plans. The first drawing represents the requirements of Franklin Park codes, which required parking lots and more asphalt than necessary for a storage facility. The second drawing had much less asphalt and parking area. The facility is shaped like a “V” in order to allow a larger setback with generous landscaping making it less conspicuous. The third drawing is for a second phase where another building could be added in the future in the back of the property. Mr. Pirain explained that 90% of the facility would contain interior corridors. This is to obscure the view of people who are accessing their belongings and for security purposes. There will be basement units. From the front they would appear one story. Two buildings would be 32,000 sq. ft. One would be 24,000 sq. ft. And a one story building that will be 6,000 sq. ft. At the point of the “V” there will be a 900 sq. ft. office. They propose an eight-foot iron picket fence for privacy.

Ms. Sable asked what color the buildings would be. Mr. Pirain stated that they chose a cream color and green.

Mr. Quatchak asked Mr. Phillips if he thought they would need some modifications. Mr. Phillips stated that he felt sure there would be conditions on it, and asked if the basements would be more than 50% below grade. Mr. Pirain stated that they would.

Mr. Hart stated that they would be smaller units, probably 10’X10’. Ms. Sable asked how many units would there be. Mr. Pirain stated that they weren’t sure yet but his other facilities had 80 units.

Ms. Sable asked Mr. Pirain to point out where the entrances would be. Mr. Pirain stated that there would be 2 or 3 man doors and the rest would be garage doors. Mr. Quatchak asked if they could put the garage doors at the ends of the buildings where the landscaping would hide them from view. Mr. Pirain was agreeable.

Mr. Quatchak stated that the Commission is more favorable toward the second drawings but it would require going before the Zoning Hearing Board because of the size of the buildings.

Mr. Quatchak reiterated what the Commission wants to see: Add enough landscaping so it isn’t just solid buildings, screen the garage doors by putting them behind the more landscaped areas, consider changing just the façades of the buildings that show, and keep the fence an iron picket fence.

Mr. Quatchak asked about the lighting. Mr. Pirain stated that they would be using 50-watt bulbs. They would be lit 24 hours a day but they would be downcast and not obtrusive.

Mr. Quatchak asked Mr. Phillips whether they would come back before the Planning Commission next, or the Zoning Hearing Board. Mr. Phillips recommended that they get approval from the Zoning Hearing Board first.

GOOD & WELFARE

Status Report of the Steering Committee

Mr. Phillips gave a brief summary of the resolution of the proposed pending ordinance to adopt multi family design standards.

A design charrette will be held on June 27, 2007 with landowners and developers for their input on the Interstate District.

Job Description

Discussion was held on the documents labeled “Procedures for Appointment or Re-appointment of the Planning Commission” and the “Guidelines for Orientation of New Planning Commissioners” that were prepared by Amy Sable and Janet Demma. Some Revisions were made. The documents will be finalized for next month’s meeting.

Stormwater Ordinance Review

Planning Commission began the process of revising the Act 167 Stormwater Management Plan Update. So far, revisions were made on pages 1 - 23. Planning Commission will continue revising the rest of the document.

Motion to Adjourn

Ms. Demma moved to adjourn at 10:55 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 6