

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 17, 2008**

The June 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 present
Robert Salvatora..... present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers present

SOLICITOR:

Alan Lubelski, 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 May 20, 2008 minutes. Mr. Salvatora seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review will be moved to a later portion of the meeting for the sake of the applicants.

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

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

Mr. Stephen Cupcheck from RSSC Architecture and Mr. Bill Kunert and Mr. Bill Jones from the YMCA of Pittsburgh were present to address the Commission.

Mr. Quatchak noted that he received their letter dated May 28, 2008 responding to the comments from the Staff Report, WEC Report and the EAC Report. He asked Mr. Phillips if he had any outstanding items remaining on his report. Mr. Phillips explained that he received a copy of the revised landscape plan yesterday. Mr. Cupcheck distributed those plans to the Commission members.

Mr. Cupcheck stated that the only change to the plan was defining the Boxwoods and they are signed and sealed.

Mr. Phillips asked Mr. Rocca if the agreement with MTSA was finalized for the fence on their easement. Mr. Rocca stated that it was.

Mr. Quatchak asked Mr. Nedzesky if the engineering comments were addressed. He stated that they were.

Mr. Quatchak asked Mr. Kipp if the EAC comments had been addressed. Mr. Kipp stated that the landscape drawings received this evening are different from all the other drawings. And the new drawings show the ornamental metal/wood fence as the same but they're not the same but are defined correctly on all the other drawings. Mr. Cupcheck said he would correct that. Also, Mr. Kipp noted that as a condition of approval, regarding the fence, that all vertical slats would be facing the abutting property toward the north and the horizontal slats would face the south. Mr. Cupcheck agreed to correct it. Mr. Kipp also asked if the square footage of the building be clarified on the drawings.

Mr. Quatchak would like it to go on record that based on borough requirements, any future additions at the YMCA would require additional parking.

Mr. Quatchak remarked that at last meeting he asked that the pedestrian access be indicated at northwestern section of the property as a condition. The drawings suggest a pedestrian access but not at the northwest corner. He asked that it be added as future pedestrian access at the point indicated on the drawings.

Mr. Quatchak asked for a motion for the Conditional Use and the Preliminary & Final Land Development applications.

Ms. Demma moved to recommend approval of CU 08-05-03 - YMCA of Pittsburgh – Conditional Use subject to the Staff Report dated June 11, 2008. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Liberto moved to recommend approval of LPF 08-05-03 - YMCA of Pittsburgh – Preliminary & Final Land Development subject to the Staff Report dated June 11, 2008, the WEC Engineer's Report dated June 10, 2008 and the EAC Report dated June 3, 2008 and amended to include the square footage on all drawings, to clarify and differentiate between the ornamental and wood fence specifically allowing the more aesthetic side facing the abutting property and to be indicated on all drawings, to correct the pedestrian access to indicate the future access being connected and placed on both the site plan and the landscaping plan submission dated June 9, 2008. Ms. Demma seconded the motion. The motion carried unanimously.

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

Mr. Scott Pilston of Pilston Surveying was present to discuss the proposed office building. After giving a progress report Mr. Pilston stated that he believes that he has addressed all the EAC comment as well as the Staff comments. There were two comments from the WEC Report. One was to specify what kind of curbing. Mr. Pilston stated that they would be wedge curbs. Mr. Nedzesky asked that he add a note to the drawings for starts and stops points on the curbs. Mr. Pilston agreed. The other comment was the omission of a stormwater management report, which Mr. Pilston said they had forgotten to include. It was faxed to Mr. Nedzesky today. Mr. Nedzesky stated that he has not had time to look at it and cannot report on it this evening.

Mr. Quatchak asked Mr. Pilston to tell them about the building and the addition. Mr. Pilston stated that the existing building is a 1½ story single family home. They propose to add an addition to the rear and raise the roof and make it two stories. Mr. Quatchak asked if it is listed as an addition. Mr. Pilston stated that it was. Mr. Quatchak said that it is misleading because basically they would tear the house down to the basement level and rebuild adding an addition and wanted to make it clear to Commission members that it isn't just an addition to a house and that it isn't going to look like a house.

Mr. Quatchak noted that the plans show that there is a strip of grass between the road and the sidewalk. The area has been identified as a village in the new Comprehensive Plan and at this time the Commission is not in a position to give a specific distance from the edge of the road to the sidewalks because the design standards have not been set yet and the sidewalks may have to be closer to the road than they are now. The standard may be in place by the time the office is built. Mr. Pilston stated that they could hold off building the sidewalks until the end of the project.

Ms. Coombs moved to table LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development subject to the Staff Report minus # 8 dated June 12, 2008 and the WEC Engineer Report dated June 10, 2008 with the following conditions: Handicap accessibility will be added to the drawings, curbing to be shown with both the start and stop points and on the handicap access as well, the final review and acceptance of the stormwater management report and any changes requested by the Zoning Hearing Board, and an agreement to withhold construction on the sidewalks until the end of the development as per the discussion on June 17, 2008 Planning Commission meeting which will be added to the developer's agreement, revise landscape plan to show the inclusion of the hedge as requested by the Zoning Hearing Board and a different symbol used for them, and lastly, remove the disclaimer on the plans. Mr. Donaldson seconded the motion. The motion carried unanimously.

NEW BUSINESS

Franklin Park Self Storage – Pre-application

Mr. Pilston of Pilston Surveying presented the proposed storage facility and gave some background on the application that was presented last year. Previously, the development came before the Planning Commission as a pre-application and due to some zoning issues was sent to the Zoning Hearing Board but was denied. Now they have returned with a different proposal that complies with the zoning ordinances.

Mr. Pilston stated that the storage facility would be about 1,000 feet south of Five Points on the east side of Nicholson Road. The project will be in two phases. The grading has been lowered so only the office would be seen from the road. The buildings are one story with a basement. The entrance has been moved to the southern end of the property, away from any driveways on the opposite side of the road. The road through the facility will be one way. No sewer and water are allowed so a holding tank will be used for the office.

Mr. Quatchak asked Mr. Pilston what the differences are between the first application plans and this one. Mr. Pilston answered that the drawings presented this evening are only for feed back from the Commission and although he wasn't involved with the previous project, he believed that the buildings were deeper and didn't meet the ordinances.

Mr. Kipp stated that the EAC would want them to save as many trees as possible not just for a sight barrier but a sound barrier as well.

Mr. Pilston stated that he believes that they have met all the ordinances.

Mr. Quatchak thanked Mr. Pilston for coming at this pre-application stage for feedback.

GOOD & WELFARE

Stormwater Ordinance Review

Mr. Quatchak reported that the county approved their version of the Act 167 Stormwater Management Plan and he ran a comparison between the version that the Planning Commission reviewed and the new version that the county approved. Mr. Quatchak asked the engineer, the building/zoning official and the solicitor to review and comment on the changes that they made and how it will affect the borough. Next month the Planning Commission will get a copy with all the changes and will vote to recommend it to Council.

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips stated that the committee will meet June 25, 2008 at 7:30 p.m.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:32 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 10