

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
June 16, 2009**

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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 8:04 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:**

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

**STAFF:**

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

**ACKNOWLEDGEMENT**

Mr. Quatchak took a moment to thank Cathy Krummert, Borough Secretary, for a great job filling in for the Planning Commission secretary for the May meeting.

**APPROVAL OF MINUTES**

Mr. Quatchak asked for a motion to approve the minutes of the May meeting. Mr. Donaldson moved to approve the minutes as corrected. Ms. Coombs seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

**Slade Site Plan Review**

Mr. Pilston came forward for comments from the Planning Commission. Mr. Quatchak stated that the Commission had received a clean report except for the seal on the landscape plan and on the approved 2007 drawings. Mr. Pilston reminded the Commission that because the landscape plans would not change from the 2007 plans, it was decided that a new seal would not be necessary, however he would have the seal for the approved plans on for the Council meeting tomorrow night.

Mr. Quatchak stated that he does not remember that the Commission stated that a seal was not necessary for the landscaping. Mr. Schupansky stated that he remembered that Mr. Pilston had stated that nothing on the landscaping plan would change.

There was some discussion on whether it could be added as either a modification or a waiver on the staff report or WEC report.

Mrs. Kipp, of the EAC, asked what the date would be on the landscape plans. Mr. Pilston stated that the last revision was made December 13, 2007. Mrs. Kipp also stated that Council will question the confusion concerning the landscape plans and the two page 4s in the set of drawings. Mr. Pilston stated that it was part of the conditions to include the original page 4 (landscape plans) from 2007. Mr. Pilston also stated that he could write a letter explaining it to Council.

After more discussion, Mr. Quatchak stated that he wants one landscape drawing dated May 26, 2009 with a seal on it. It would be up to Mr. Pilston to work it out with the landscape architect as to whether she will charge for a new seal or not. He also stated that he wanted to keep it simple and clean.

Mr. Quatchak commented that waiting until the last day makes it more difficult. Mr. Pilston stated that he was sorry that he wasn't able to make the May 26, 2009 meeting but he was here on the night of the elections (May 19, 2009 was the third Tuesday of the month - the regular scheduled Planning Commission meeting that was changed to May 26, 2009 due to election day). He also stated that at the April meeting he asked the Commission if it was going to be an issue next month and was told no.

Mr. Quatchak asked for a motion. Mr. Pilston stated that the motion would have to be subject to the WEC report dated June 15, 2009 because the previous report did not mention that he would need sealed landscape drawings.

Mr. Liberto moved to approve LPF 07-11-04, Slade Site Plan subject to Staff Report dated May 28, 2009 and WEC Report dated June 15, 2009. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Schupansky wanted it noted for the record that Mr. Pilston had an appropriate point that he originally was not required to get a new seal on the landscaping plans that were not going to be changed.

### **Proposed Zoning Article 1600 Planned Economic Development District**

Mr. Quatchak asked if any of the members had any comments concerning Article 1600. After some discussion the words "or mixed use" was added under Section §212-1601- Boundaries and Applicability of the Planned Economic Development Overlay, B to read: B. All non-residential or mixed use land developments of five (5) acres or greater shall be required to conform to the requirements of Article 1600.

Also, a new paragraph, labeled C was added to Section §212-1601 to read: C. All existing uses on land five (5) acres or greater within this District where such use existed lawfully prior to the enactment of this Article, shall be considered non-conforming uses in this District and shall be subject to the requirements on Article IX, titled Non-conforming Uses and Structure.

Mr. Schupansky moved to recommend Article 1600 as corrected and amended. Ms. Coombs seconded the motion. The motion carried unanimously.

**Proposed Zoning Article 1700 Conservation Subdivision Design**

Mr. Quatchak asked if anyone had any comments concerning Article 1700. After some discussion, Section §212-1703 – Uses Permitted within Conservation Subdivision. Section §212-1703 A (2)(b) which permitted Twin Houses within Conservation Subdivisions was deleted.

Also, a correction was made to §212-1707 – Greenway Land Requirements for the Cluster Option. Letter “B” is added to the label Minimum Land Requirement for Greenway that was inadvertently omitted in the last draft.

Ms. Coombs moved to recommend Article 1700 with corrections. Ms. Demma seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**GOOD & WELFARE**

No business.

**Motion to Adjourn**

Ms. Demma moved to adjourn at 10:03 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 5