

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
JUNE 21, 2011**

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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.

Ms. Coombs opened the meeting at 8:02.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Janet Demma ..... present  
Stephen Donaldson, Vice Chair ..... absent  
Sam Liberto ..... present  
Robert Schupansky..... present  
Robert Salvatora ..... present  
Bill Kipp..... present  
Laura Coombs, Chairwoman..... present

**ENGINEER:**

Mike Malak, Engineer ..... not required to attend

**SOLICITOR:**

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

**STAFF:**

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

**APPROVAL OF MINUTES**

Ms. Coombs asked for a motion to approve the April minutes. Mr. Liberto moved to approve the April 19, 2011 minutes. Mr. Salvatora seconded the motion. The motion passed. Mr. Schupansky abstained from voting because he was absent from the April meeting.

**OLD BUSINESS**

**NEW BUSINESS**

**Sean J. Carmody – CU 11-06-03, Conditional Use Picnic Shelter Structure**

Mr. Carmody was present to address the Commissions questions. Ms. Coombs asked Mr. Carmody to explain what he is proposing.

Mr. Carmody stated that he wants to construct a hexagon gazebo on his 6.5 acres. It will be 21 feet off the property line and have a concrete pad and pine beams with a metal roof. Because of the elevation a retaining wall will have to be built that will avert some of the water runoff.

Mr. Salvatora asked if he will have any utilities to the structure. Mr. Carmody stated that he will run electric to it for a ceiling fan with a light in it.

Mr. Salvatora asked what he intended to use such a large gazebo for. He explained that he has three daughters and would rather they have friends over than they being out somewhere else.

Mr. Liberto asked Mr. Phillips if the setbacks were sufficient. Mr. Phillips stated that they were and there are no issues concerning the location. Letters were sent to the neighbors and no one showed up tonight so there are no objections.

With no more questions, Ms. Coombs asked for a motion. Mr. Salvatora moved to recommend approval of Sean J. Carmody – CU 11-06-03, Conditional Use Picnic Shelter Structure subject to the June 17, 2011 Staff Report. Ms. Demma seconded that motion. The motion passed. Mr. Kipp abstained from voting because he did not approve of the size of the drawing that was submitted.

**Wayne R. Haas** of 2568 Nicholson Road stated that when he attended the April meeting he was surprised that the transitional district overlay was pulled from the Comprehensive Plan. It seemed that not everyone was on the same page.

Mr. Haas prepared packets to hand out to the Planning Commission of things that he doesn't believe anyone has heard that the neighbors in that area desire. He asked that they look it over with consideration of the changes that have occurred in the area.

## **GOOD & WELFARE**

### **Motion to Adjourn**

Ms. Demma moved to adjourn at 8:13 p.m. Mr. Liberto seconded the motion. All approved.

The Planning Commission members held a post meeting to review Article 1600, Planned Economic Development (PED), pages 73 - 81.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience: 3