

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 17, 2007**

The July 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 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatora present
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 – Ms.Demma moved to approve the June 19, 2007 minutes and incorporate three attachments the Borough Engineer submitted for the June meeting titled Summary of Revised Act 167 Plan, General Review Comments Model Stormwater Ordinance - June 19, 2007, and Draft Stormwater Management Ordinance Q & A, seconded by Mr. Donaldson and carried unanimously.

OLD BUSINESS

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

Mr. Scott Pilston of Pilston Surveying was present to address comments from Commission members concerning Adrian’s Pizza Restaurant. Mr. Pilston stated that he addressed most of the issues on the Borough Engineer’s Report and the Staff Report. Mr. & Mrs. Kipp of the EAC stated that there is a discrepancy between the pictures and the plans. The pictures show a door in the center of the building. Also, the landscape drawings show a sidewalk that goes all the way around the building. However, there are two stories and the drawings do not show the elevation suggesting there are no steps or ramp. Mr. Pilston stated that there would be steps.

Mr. Quatchak asked, once again, for Mr. Pilston to add a notation of a future access to the drawings in an area around the paper street behind the proposed building. Mr. Pilston agreed.

Mr. Kipp asked about the trash enclosure. Mr. Pilston stated that it has been added to the drawings that three sides would be solid. It has not yet been determined what the building material will be. It would probably be constructed from the same material the façade of the building will be. Mr. Kipp asked that they put details of the trash enclosure on the plans. Mr. Pilston agreed.

Mr. Quatchak stated that he didn't think the application was ready to go to council. Mr. Pilston argued that he had only minor issues that needed to be addressed. Mr. Quatchak stated that council is adamant that all issues are resolved before coming to council and the final revisions to the plan need to be submitted and voted on.

There was some discussion on how to expedite the process. Mr. Quatchak asked for a motion.

Ms. Demma made a motion to approve the application; Adrian's Pizza, LPF 07-05-01, subject to the Staff Report dated July 2, 2007 and the Engineer's Report dated July 12, 2007, and the EAC Report dated July 3, 2007. There was no second. After some discussion, Ms. Demma withdrew the motion.

After some discussion about how soon the revisions can be made, Mr. Salvatora moved to table Adrian's Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development application. Ms. Demma seconded the motion. Mr. Quatchak asked for a roll call vote.

Janet M. Demma	yes
Stephen H. Donaldson.....	yes
Michelle M. Pfister	absent
Amy E. Sable.....	yes
Robert J. Salvatora.....	yes
Robert C. Schupansky.....	yes
David J. Quatchak, Chairman.....	present

The motion passed unanimously.

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

NEW BUSINESS

Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development

Mr. Don Hixson from GAI Consultants was present to discuss the Sain Professional Office building across the road from Corporate Drive. He began with an overview of the project: He proposed a 22,000 sq. ft. office building with two floors and basement. The basement will house a stairwell and a mechanical room. The building will be on a 2.1-acre lot. There are two wetlands located in the front of the parcel. The wetland located directly adjacent from Corporate Drive will be impacted as the County requests the driveway be located adjacent to Corporate Drive. They have asked for a modification for slopes that exceed the percentage that may be disturbed in some areas. Some of the slopes appear to be man made.

Mr. Donaldson asked if they would be tying in to the church's sanitary sewer line. Mr. Hixson stated that they looked into it but found that they have to tie into the road.

Mr. Quatchak asked if Mr. Phillips or Mr. Nedzesky had outstanding issues to point out. Mr. Phillips suggested that he and Mr. Nedzesky meet with Mr. Hixson and go over each issue so that revisions can be made. They all agreed.

Mr. Quatchak asked Mr. Kipp if he had anything to add. Mr. Kipp stated that he would like to see the new plans.

Mr. Schupansky moved to table the Sain Professional Office, LPF 07-07-02, Preliminary & Final Land Development application. Ms. Sable seconded the motion. The motion carried unanimously.

Sts. John and Paul Catholic Church Pre-application

The applicant called and ask to be taken off the agenda for this evening due to some issues that had not yet been resolved.

GOOD & WELFARE

Stormwater Ordinance Review

Planning Commission began the process of revising the Act 167 Stormwater Management Plan Update. Revisions on pages 1 through 23 were finalized. Planning Commission will continue revising the rest of the document.

Mr. Salvatora asked to be dismissed for ten minutes at 9:45. He returned at 9:55 p.m.

Multi-family Design Standard Ordinance

The Planning Commission reviewed the Multi-family Design Standard Ordinance prepared by the Franklin Park Land Use Committee and Pashek Associates. With only a few comments, Ms. Sable moved to transmit minor comments of the Planning Commission to Council. Seconded by Ms. Demma. The motion carried unanimously.

Status Report of the Steering Committee

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

Job Description

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 will be distributed in the packets for review and will be voted upon for approval at the next regularly scheduled meeting.

Motion to Adjourn

Ms. Demma moved to adjourn at 11:06 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3