

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
JULY 15, 2008**

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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 8:02 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson ..... present  
Sam Liberto ..... present  
Robert Schupansky ..... present  
Robert Salvatora..... absent  
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. Coombs moved to approve the June 17, 2008 minutes. Ms. Demma 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.

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

Mr. Baumgartner was present to address any comments from the Commission.

Mr. Quatchak asked Mr. Phillips and Mr. Nedzesky if they had any issues that were not addressed on their reports. Both stated that they had no further issues with the application.

Mr. Quatchak noted that the landscaping on drawing #5 shows that there are 32 plants that the Zoning Hearing Board listed as a condition but the plantings are not identified specifically. Mr. Quatchak asked that as a condition for approval to Council that the drawings show the plantings as Juniper Sea Green and that they be 2 gallon in size. Mr. Baumgartner agreed.

Ms. Demma moved to recommend approval of LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development subject to the WEC Engineer’s report dated July 15, 2008 and the Staff Report dated July 9, 2008 and with the condition that sheet number 5 of the

landscape plans include in the plant legend 32 Juniper Sea Green plants, 2 gallon each in size. Mr. Liberto seconded the motion. The motion carried unanimously.

## **GOOD & WELFARE**

### **Status report of the Comprehensive Plan Implementation Committee**

Mr. Phillips took a few minutes to inform the Commission members on the sections of the ordinances that the committee is working on. He stated that these would be overlays of the Borough's ordinances:

- Interchange Corridor Enhancement Overlay – the purpose is to improve traffic & pedestrian circulation and safety in the area formally labeled “purple zone” in the M-2 zoning district.
- Transition Overlay District – the purpose is to provide for small, low impact service, specialty retail & office uses within designated residential areas of mixed land use. The intent is to protect established residential neighborhoods from high levels of noise, illumination, traffic and visual blight.
- Five Points Village Overlay District – the purpose is to promote economic, cultural, educational and general welfare of the public and to preserve the rural & small town ambiance and encourage conformity to community features and standards.
- Natural Resources Protection Overlay District – the purpose is to preserve, protect, manage, and enhance woodlands, wetlands, floodplains, steep slopes, stream corridors, and other sensitive environmental features as well as encourage greenway development to serve environmental and recreational functions.
- Landscaping and Bufferyard Regulations – the purpose is to indicate the minimum requirements for the landscaping of foundations, developed lots, street frontages, paved areas and bufferyards.
- Conservation Subdivision Design – the purpose is to provide a means for logical and efficient development within the R-1, R-2 and R-3 zoning districts and clustering of homes while allowing density to remain the same.
- Planned Economic Development District – the purpose is to facilitate the development and redevelopment of large tracts of land which may be suitable for a variety of new uses, so arranged, designed and balanced in a manor consistent with community and economic development objectives of the Borough.

### **Stormwater Ordinance Review**

Mr. Quatchak decided to table the recommendation to Council to approve the Stormwater Ordinance this evening because WEC submitted more comments and changes to be made. He asked that Mr. Phillips, Mr. Nedzesky and Mr. Junker continue to make the changes and submit them in two weeks so that at the next meeting the Planning Commission will have a completed copy to vote on.

The Commission went over all the comments that Mr. Nedzesky submitted.

### **Motion to Adjourn**

Ms. Demma moved to adjourn at 9:40 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 3