

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
July 20, 2010**

The July meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Chair, Laura Coombs opened the meeting at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

APPROVAL OF MINUTES

Ms. Demma moved to approve the June 15, 2010 minutes. Mr. Liberto seconded the motion. The motion passed unanimously.

OLD BUSINESS

Fields of Nicholson, PRDF 10-06-01 – Revised Final

Mr. Thaner was present and gave a brief summary of what has happened since last month's meeting. He stated that Kay Pierce from the Department of Economic Development has informed him that one of the lots has been deeded out and under construction. This means that the owner's names need to be added to the drawings. Since he only found out about it yesterday, he has not had time to get new drawings.

Ms. Coombs asked Mr. Phillips and Mr. Nedzesky if they have any outstanding comments on their reports. Both stated that they did not.

Ms. Coombs asked Ms. Kipp of the EAC if she had any comments. Ms. Kipp stated that she did. First, the street tree was not named on the drawings and the space indicated for it also has a crab apple tree behind it. Ms. Kipp explained that there would not be enough room for both. Mr. Thaner said that he will take this information back to Dan Sosso and have him remove the crab apple tree and choose an appropriate tree and name it on the drawings. Ms. Kipp asked that they take note #1 off the drawings that states that Plantings/Plant species may vary depending

on actual site conditions. This is never acceptable to the EAC. The plants shown must be planted.

[Mr. Schupansky entered the meeting at 8:10 p.m.]

Mr. Kipp asked that Mr. Phillips' report and Mr. Nedzesky's report include a note that developers must address EAC's comments.

Mr. Junker advised the Commission and Mr. Thaner of the different ways to proceed whether the plan shall be tabled or voted on this evening with conditions. Ms. Kipp stated that she wants to see plans either way.

Mr. Kipp stated that he is against voting on it now because mistakes have been made in the past from the Planning Commission passing something and then changes are made and then brought to Council and Council will inadvertently pass something without knowing that the plans have been altered from what was recommended.

Mr. Kipp asked that everyone look at the landscaping plan on page SPX-1 and asked if everyone is satisfied with the landscaping plan along Laurel Drive and will it require a landscaping seal? Mr. Phillips stated that only on buffers are landscaping seals required, not on street trees.

Mr. Phillips stated that Mr. Thaner would have only two days to get new plans to him if they are to go before Council in August.

Ms. Demma explained that the Commission has been held to a higher standard and that everything that goes to council must be exactly what the Planning Commission has recommended.

Ms. Coombs asked for a motion. Ms. Demma moved to table the Fields of Nicholson, PRDF 10-06-01 – Revised Final subject to the following conditions: On the plans show the section of Laurel Drive showing the street trees and naming the street trees. Show that you have eliminated the crab apple tree. Remove note #1 on SPX-1. Lastly, include the name of the people who now own lot 206-R. Mr. Liberto seconded the motion. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 8:30 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

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