

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
AUGUST 21, 2007**

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The August 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.....absent  
Michelle M. Pfister .....absent  
Amy E. Sable..... present  
Robert J. Salvatora ..... present  
Robert C. Schupansky .....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. Demma moved to approve the July 17, 2007 minutes. Ms. Sable seconded the motion. The motion 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. Mr. Quatchak stated that there were no comments from the engineer or the building inspector. Mr. Quatchak had one comment concerning the landscape plan labeled L-1 stating that the Commission and EAC would like them to revert to their original plan, and that future pedestrian access be added to that landscaping plan.

Ms. Sable moved to approve LPF 07-05-01 Adrian’s Pizza Revised Preliminary & Final Land Development subject to the Staff Report dated August 15, 2007 and the Engineer’s Report dated August 16, 2007 and subject to the inclusion of the landscaping plans revision L-1 dated August 1, 2007, also, subject to the addition of “future pedestrian access” currently shown on drawing three be added to drawing L-1. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Quatchak thanked Mr. Pilston for well-prepared, clean plans.

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

Mr. Don Hixson from GAI Consultants was present to address comments from the Commission members.

Mr. Phillips stated that his staff report had only comments that would be conditions of approval from Council.

Mr. Hixson stated that he had received an e-mail from the EAC stating they had no comments.

Mr. Quatchak stated that the only thing that needed to be discussed were Mr. Hixson's responses to the engineer's comments.

Mr. Hixson responded to the comment from the engineer concerning slope disturbance being greater than allowed by stating that he has requested a modification to allow for them to exceed the maximum percentages.

Mr. Hixson responded to the comment concerning one of the wetlands being impacted stating that the ordinance allows an exception for the construction of required streets. Mr. Hixson stated that the wetland was being impacted for the construction of the driveway that was the location that Allegheny County required in order to be in alignment with Corporate Drive. The Commission agreed.

There was much discussion on the technical aspects of stormwater details listed on the engineer's report.

Mr. Nedzesky stated that he would like to see something from the structural engineer concerning the wall design for the 100-year storm event.

Mr. Quatchak cautioned Mr. Hixson that the Commission is expecting a clean review at next month's meeting and that all unresolved engineering comments should be satisfactorily addressed in discussions with the borough engineer before plans are resubmitted. Mr. Quatchak informed Mr. Hixson that if the Commission recommends the application to Council at their September meeting, Mr. Hixson could then go before Council the next evening.

Ms. Demma moved to table the application Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development until next month to enable them to further address the engineer's stormwater concerns. Ms. Sable seconded the motion. The motion carried unanimously.

### **Stormwater Ordinance Review**

Mr. Quatchak stated that the stormwater review would be tabled until next meeting.

### **Sts. John and Paul Catholic Church Pre-application**

Mr. Quatchak recused himself from any discussion, as he is a member of this church. He turned the meeting over to Ms. Sable.

Mr. Bill Heint of Gateway Engineers and Mike McCabe of Goehring, Rutter & Boehm were present to discuss their plans and would like the Commission's suggestions and comments.

Mr. Heintl stated that Ss. John and Paul is located approximately ½ mile west of I-79 on Wexford Bayne Road on 25 acres of property. The existing church is 20,000 square feet. The church has grown significantly so they propose a 32,000 square foot building including sufficient parking.

Sewage would go to the private sewage facility at Stone Mansion.

Mr. Heintl stated that parking requirements are calculated by one parking space for every three seats for which they would need to get a variance. Also they have a verbal agreement with the nearby office complex for shared parking and 50 spaces in a grassy area for overflow as well.

Mr. Salvatora asked that they pave or use paving stones on the grassy overflow parking area since the overflow times would be Christmas and Easter when the weather could be bad.

Mr. Phillips suggested that they include future parking area on the plans.

Ms. Sable asked about sidewalks and suggested that they be installed along the driveway to Georgetown Road especially. Ms. Demma explained that the sidewalks could be located in other areas if slopes are a problem.

Mr. Heintl stated that they don't have a landscape plan yet. Mr. Kipp suggested that the landscaping be deer resistant.

Ms. Sable asked what the façade would be. Mr. Heintl stated that it would be brick and stone.

Mr. Phillips informed them that they would need to apply for Conditional Use, Minor Subdivision, Land Development applications, and also a variance application for the Zoning Hearing.

Ms. Sable thanked them for coming and turned the meeting back to Mr. Quatchak.

### **West Subdivision Pre-application**

Mr. Jim West and Mr. Doug Tait of Tait Engineers presented a proposed development for 35 single-family homes on the Tree of Life Cemetery property on Reis Run Road.

Mr. West explained that the cemetery would retain an area of land for 1400 new plots over the next 100 years and would sell 25 acres of their 54-acre property for the proposed development.

They will provide a 30-foot buffer with a landscaped mound and a wall between the cemetery and the homes.

The proposed emergency access road was discussed in length as well as the wetlands. The wetlands will be kept untouched and a do not disturb sign will be installed.

Mr. Salvatora asked how big the homes would be. Mr. West stated that they would be around 3,000 square feet and priced around \$400,000.

Mr. Quatchak thanked them for coming.

## **GOOD & WELFARE**

### **Status Report of the Steering Committee**

Mr. Phillips reported that the steering committee discussed the design standards for the egg zone and progress is being made.

### **Job Description**

Ms. Sable moved to recommend to Council - to provide guidance - the documents; Procedures for Appointment or Re-appointment of the Planning Commission and the Guidelines for Orientation of New Planning Commissioners. Ms. Demma seconded the motion. The motion carried unanimously.

### **Motion to Adjourn**

Ms. Demma moved to adjourn at 10:06 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 5