

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
AUGUST 19, 2008**

The August 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 8:03 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombsabsent
Janet Demma present
Stephen Donaldson present
Sam Libertoabsent
Robert Schupanskyabsent
Robert Salvatora 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

Mr. Quatchak complimented Ms. Kulbacki for a nice job summarizing the report that was given on the Comprehensive Plan implementation last month.

APPROVAL OF MINUTES – Ms. Demma moved to approve the July 15, 2008 minutes. Mr. Donaldson 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.

NEW BUSINESS

Gallagher Farms Subdivision Pre-application

Mr. Scott Pilston of Pilston Surveying was present to summarize the proposed development of the Gallagher property located on Reis Run Road. The developer is proposing 46 single-family homes on the 55-acre plot of land in the R-2 zoning district. Mr. Pilston stated that the sewers will be tied into the Bear Run Plan. A modification will be necessary for the proposed detention pond that will be more than 4 feet deep and would require a fence. There will be sidewalks in the plan and along Reis Run Road.

Mr. Donaldson asked that they supply information concerning the topography of Bear Run because it experienced a landslide. Mr. Donaldson also questioned the access to the detention pond.

Mr. Quatchak asked about an emergency access plan. He suggested that they use the sewer easement for Bear Run. Mr. Quatchak also asked that they provide a traffic study.

Mr. Kipp, Chairman of the EAC, asked the developer to consider trails and amenities, such as common grounds and conservation easements. Mr. Kipp also asked that they mark the trees for conservation and note them on the plans.

Mr. Nedzesky suggested that the developer investigate stormwater BMP credits.

Mr. Quatchak recommended removing lots 30, 14, and 15 to shift the two furthestmost cul de sacs.

Chuck Babin, 2087 Reis Run Road, stated that he was concerned that his home is so close to the cul de sac and there could be problems with headlights. Mr. Salvatora and Mr. Donaldson suggested reducing the lots or including a berm or evergreens.

Tom Ficarri, 1553 Windcrest Drive, stated his concerns with the driveways onto Reis Run Road for lots 44, 45, and 46.

Mr. Pilston stated that to reduce the amount of curb cuts, they have discussed a shared driveway.

Mr. Pilston stated that he will take all the recommendations back to the developer. Mr. Quatchak thanked him for coming.

Stormwater Ordinance Review

After a review of the edits and deletions to the Stormwater Ordinance, Ms. Demma moved to recommend Council approve the Stormwater Management Ordinance subject to the deletions and edits as listed below:

Page 4, Section 2.2.2 - Change the word partially to partial.

Page 5, Section B – The words “Water Quality Volume” changed to lower case letters.

Section B – The word “and” shall be added to the second sentence to read: “ These projects shall comply with the water quality *and* volume standards...”

Page 8, Section 2.4.10 - Add a period after the word runoff and capitalize the word “to” and remove the semi colon after the word easement.

Page 16, Section 3.12 - Add a comma after the figure15%.

Page 18, Section B, 2 - Capitalize the word retention.

Section F - Remove the word “and” between peak and volume to read “peak volume.”

Page 19, Section B, 1 - Add a comma after the word infiltration and remove the word “preference.”

Page 20, Section E - Change the reference to Section 4.1.3 to read 4.3.1.

Page 21, Section 5 - The second paragraph should read: Storm drainage systems shall be designed to convey the 100-year storm event to the stormwater management facility or BMP to which they discharge.

Page 31, Section G, b - Changed to read: "A verification of the presence or non-presence of limestone,".

Page 51, Delete Section 6.2.11.

Page 53, Delete Section 7.0.

Mr. Salvatora seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend Council approve Appendix A – Watershed Release Rate Percentages. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Donaldson moved to recommend Council approve Appendix B – Non-Structural Stormwater Management Practices. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend Council approve Appendix C – Operations and Maintenance Agreement, subject to the edit on page C-3, #7 – the word "effect" should be changed to "affect." And subject to the elimination of Small Projects Agreement, pages C-7 through C-10. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend Council approve Appendix D – List of References Cited and Additional Sources of Information, subject to the addition of the reference "Managing Stormwater in your Community; A Guide for Building an Effective Post Construction Program." Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Donaldson moved to recommend Council approve Appendix E – Credits for Use of Nonstructural BMPs Example Calculations. Mr. Salvatora seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend Council approve Appendix F – Standardized Stormwater Management Planning Guidance for Small Projects, subject to the edit on page B-3, under the heading, "How should this guide be used," Step 1, number 2, the word *and* in the second sentence, be replaced with the word "or" and the sentence should read: "Disturbed Area" is all area that is to be compacted by construction equipment, stripped of natural vegetation **or** converted to lawn, roof, pavement, sidewalk or driveway. And the edit on page 13, under the heading, General Design, number 3, the words "Organic/mulch" shall be changed to "Planting media/soil." Ms. Demma seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Quatchak stated that he would like the Planning Commission members to review the overlay districts that the steering committee has been working on to become familiarized with them before the upcoming work session.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:35 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3