

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 16, 2008**

The September 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 present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers present

SOLICITOR:

Alan Lubelski, 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 August 19, 2008 minutes. Mr. Donaldson seconded the motion. The motion carried unanimously.

OLD BUSINESS - None

NEW BUSINESS

SPF 08-09-01 – Briarwood Estates (formerly Gallagher Farms) – Preliminary & Final Subdivision

Mr. Pilston was present to discuss the proposed development.

Mr. Quatchak informed Mr. Pilston that due to the length of both the Staff Report and the Engineer's Report, he should only discuss any new information.

At this time (8:05) Mr. Shupansky entered the meeting.

Mr. Pilston stated that he is aware of the lengthy reports and has already set up a meeting with Mr. Phillips and Mr. Nedzesky to discuss all the comments. He doesn't see that any of the comments will present any problems.

Mr. Pilston listed some items for discussion or by way of explanation of some of the issues.

Mr. Quatchak stated that some of the Planning Commission members had asked some questions that were stated in last month's minutes. Mr. Donaldson asked for information concerning the topography of Bear Run because it experienced a landslide.

Mr. Pilston stated that they asked PA Soils & Rock to look into their area and stated that they didn't see any problem but he has not had a chance to read the entire report. Also, the EAC asked about getting easements from Bear Run for trails. Mr. Pilston stated that Bear Run will not grant them an easement.

Ms. Demma asked about trails within the plan. Mr. Pilston stated that due to how the development is laid out, easements would have to run through the individual properties and the developer is not comfortable with doing that, but there will be sidewalks throughout.

Ms. Demma asked about the driveways off of Reis Run. Mr. Pilston stated that after this meeting they will start the process on attaining the HOP permits.

Mr. Quatchak asked about the slope disturbance limits. Mr. Pilston stated that they have reduced it and it will be reflected on the next submitted plans.

Mr. Quatchak questioned lot #24 because the drawings have it situated on top of a watercourse line. Mr. Pilston stated that PA Soil & Rock informed him that it is not a watercourse.

Tom Ficarra, 1553 Windcrest Drive, asked for a buffer between his property and the development. Mr. Pilston stated he would talk to the developer.

Chuck Babin, 2087 Reis Run Road, is concerned with lot 46, which is adjacent to his property. He feels that the developer should be more sympathetic with the existing neighborhood and try to make a better transition between the older model homes built in the 1950's and the newer. He would like to see the developer put up screening.

Mr. Quatchak cautioned Mr. Pilston about keeping the Staff Report and the Engineer's Report short because the Planning Commission is not inclined to approve plans that have a long laundry list.

Mr. Quatchak asked for a motion to table. Ms. Coombs moved to table the application. Ms. Demma seconded the motion. The motion carried unanimously.

LPF 08-09-04 – Franklin Park Self-Storage – Preliminary & Final Land Development

Mr. Pilston of Pilston Surveying and Mr. Pirain of P/6 Investments, LP, presented the proposed self-storage facility.

Mr. Quatchak summarized for the audience the history of this application that started over a year ago. Because of the size of the buildings they were proposing, they went before the Zoning Hearing Board but were denied. After revising their plans they presented a pre-application in May and tonight is the first time they are here for approval.

Mr. Pilston stated that once again there are lengthy reports and will meet with Mr. Phillips and Mr. Nedzesky to try to eliminate the majority of the comments.

Mr. Pilston began by explaining that they intended on putting up a wrought iron fence because they thought it would be aesthetically pleasing; however, the ordinance states that for a storage facility, the fence should be 80% opaque. Ms. Demma suggested a picket fence.

Mr. Nedzesky asked if he looked at the turning radius' to make sure emergency vehicles could get in and for turning in the driveway. Mr. Pilston stated that he will be looking into it.

Mr. Pilston stated that they have not yet decided on a sign yet or lighting. Mr. Quatchak stated that they would like to see a small sign and low lighting.

Mr. Pilston will be contacting David Wooster for a traffic study and he will be looking into getting the permit for the sewage tanks.

Mr. Salvatora asked about the building materials they plan to use. Mr. Pirain stated that along Nicholson Road they will be using a used red brick look and the roofline in front will be hunter green metal as well as the garage doors. The backside of the facility a light colored aluminum steel.

Attorney Dan Gramc, 424 Frick Building, 437 Grant St., Pittsburgh, PA 15219, representing Gary Sippel who resides at 2399 Nicholson Road, stated that he and his client oppose the self-storage facility and believe that it is in violation of the zoning ordinance. Mr. Schupansky asked Mr. Gramc to send his findings and objections in a letter to the Borough Solicitor.

Ms. Coombs moved to table the application. Ms. Demma seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips reported that the committee is finalizing the details of the overlay districts and some of the special ordinances. Some of the Planning Commission members have reviewed the progress at the September Work Session. A sub-committee has started work on the revisions of the SALDO Ordinance.

Mr. Quatchak thanked Laura Coombs, Janet Demma, Rob Schupansky, Tim Phillips and Ambrose Rocca for the work session and the good discussions. The Comprehensive Plan Implementation Committee will likely vote to officially recommend to the Planning Commission their draft at their next meeting later this month.

Annual Report: Goals for 2009

Mr. Quatchak asked the Planning Commission members to think about the goals they would like to see for 2009 and they will be discussed and voted on at the next meeting.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:30 p.m. Ms. Salvatora seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki

Building Inspector/Zoning Secretary

Audience present: 10