

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
OCTOBER 16, 2007**

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The October 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..... present  
Michelle M. Pfister ..... present  
Amy E. Sable..... present  
Robert J. Salvatora ..... present  
Robert C. Schupansky ..... 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

**APPROVAL OF MINUTES** – Ms. Demma moved to approve the September 18, 2007 minutes with the following correction: Mr. Quatchak asked Mr. Nedzesky if he had any comments. [Mr. Nedzesky stated that everything was clean. Mr. Quatchak asked Mr. Gallagher to point out slope locations]. And: [3 people were in the audience]. Mr. Schupansky seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**Stormwater Ordinance Review**

Mr. Quatchak decided to discuss the Stormwater Ordinance later in the meeting.

**NEW BUSINESS**

**Saints John & Paul Parish Charitable Trust Plan No. 1 – SS 07-10-07 Preliminary & Final Subdivision Application**

**Saints John & Paul Parish Charitable Trust – CU 07-10-01 Revised Conditional Use Application**

**Saints John & Paul Parish Charitable Trust – LPF 07-10-03 Preliminary & Final Land Development**

Mr. Bill Heintl of Gateway Engineers and Mike McCabe of Goehring, Rutter & Boehm were present to discuss the construction of a new church building and parking for Saints John & Paul Parish. Mr. Quatchak stated that as a member of the church he would recuse himself from the discussion and turn the meeting over to Vice Chairperson, Stephen Donaldson. Michelle Pfister also recused herself for the same reason.

Mr. Heintl began by presenting an overview of the project. And stated that they were granted a variance by the Zoning Hearing Board for the reduction of parking spaces with the condition that the land for unpaved parking spaces shall not be built upon.

Mr. Heintl stated that the long list of comments from WEC Engineers could all be addressed before the next meeting. He wanted to discuss a few of the items on the list. The first one is the disturbance of steep slopes. After some discussion Mr. Phillips stated that he would need to request a modification for slope disturbances. The second issue is the driveway off Georgetown Road. He stated that there is not enough land for a 24-foot driveway. However, because it is a secondary road the ordinance would allow a 20 feet wide road and install a sidewalk that is 4 feet wide.

Ms. Sable suggested that a sidewalk should also be installed that connects to Wexford Bayne Road (Rt. 910) since it is a primary road. After some discussion, it was agreed that a concrete sidewalk would be installed along the driveway that connects to Georgetown Drive and sidewalks to connect to Wexford Bayne Road will be considered in the revised drawings.

Mr. Donaldson asked Dr. Kipp, EAC Chairman, if he had any comments. Mr. Kipp stated that the EAC met with Mr. Heintl & Mr. McCabe. The EAC asked that they submit a landscape plan that would include street trees along Rt. 910, submit specifications for lighting fixtures, provide alternatives for the façade of the refuse area, and retain or replace existing trees on the property.

Mr. Junker explained the time limit dates for the applications. Mr. Heintl agreed to keep the time limit dates in unison and present all applications together at the council meeting.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust Plan No.1 – SS 07-10-07, Preliminary & Final Subdivision dated October 10, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust – CC 07-10-01, Conditional Use dated October 10, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust – LPF 07-10-03, Preliminary & Final Land Development dated October 11, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

At this time Janet Demma left the meeting (9:01).

### **Stormwater Ordinance Review**

Planning Commission continued revising the Act 167 Stormwater Management Plan Update. The Planning Commission left off at 4.3.4 Retention Basins. Mr. Quatchak suggested opening a

discussion concerning retention and detention basins and has asked the commission to consider what they would recommend before the next session.

**GOOD & WELFARE**

**Motion to Adjourn**

Mr. Schupansky moved to adjourn at 10:00 p.m. Ms. Pfister seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 7