

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
OCTOBER 21, 2008**

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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 opened the meeting at 8:04 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:**

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. Coombs moved to approve the September 16, 2008 minutes. Ms. Demma seconded the motion. The motion carried unanimously.

**OLD BUSINESS** - None

**NEW BUSINESS**

**CU 08-10-04 – Laura Gravatt – Conditional Use Fence**

At this time the meeting was turned over to Solicitor, Max Junker, to conduct a public hearing for the Conditional Use fence. After he read the ordinance regarding electric fences, Mr. Junker explained that this portion of the meeting will be transcribed by a court reporter for an accurate record to pass along to Council. If the Planning Commission recommends Council approve the Conditional Use this evening, a true public hearing will be held at the next scheduled Council meeting for that approval.

A summary of this application is as follows: Ms. Laura Gravatt has a horse farm located at 2366 Lin Point Court that had an existing electric fence in the R-2 zoning district which is “grand fathered.” Recently a neighbor complained about the fence and that is when Ms. Gravatt learned that she would need approval to have an electric fence. A building permit has been issued to her for a non-electrical fence to create a guard around the electric fence.

Mr. Bill Lestiner of 2355 Lin Point Court stated that he has no problem with the fence.

Mr. Roy Werner of 2361 Lin Point Court spoke in opposition to the gate but was not opposed to the electric fence. Mr. Junker informed Mr. Werner that only the electric fence could be discussed for Conditional Use.

Mr. Phillips informed the commission members before the meeting that there is an error on his Staff Report that states that warning signs should be installed every 200 feet along the electric fence. Mr. Phillips stated that it should be every 25 feet.

Mr. Salvatora moved to recommend to Council the application CU 09-10-14 – Laura Gravatt Conditional Use fence subject to the Borough of Franklin Park electric fence requirements and the revised Staff Report dated October 13, 2008 and with the condition that the existing rope and post fence be removed and a wood fence, that is aesthetically pleasing, be installed. No one seconded the motion. The motion failed.

After further discussion, Ms. Demma moved to recommend to Council the application CU 09-10-14 – Laura Gravatt Conditional Use fence subject to the Borough of Franklin Park electric fence requirements and the revised Staff Report dated October 13, 2008. Mr. Liberto seconded the motion and a roll call vote was taken.

Laura Coombs – aye  
Janet Demma – aye  
Stephen Donaldson – aye  
Sam Liberto – aye  
Robert Schupansky – aye  
Robert Salvatora – no  
David Quatchak – aye

The motion carried.

## **GOOD & WELFARE**

### **Annual Report**

Mr. Quatchak asked the Planning Commission members if they had any additions or corrections to the draft of the Borough of Franklin Park Planning Commission Annual Report. A few minor corrections and additions were discussed then Mr. Liberto moved to approve the draft as amended. Ms. Coombs seconded the motion. The motion carried unanimously.

### **Review of Ordinance Articles**

Article 0000 Interchange Corridor Enhancement Overlay District was reviewed this evening. The secretary recorded corrections and suggestions.

### **Motion to Adjourn**

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

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 10