

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
October 20, 2009**

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 8:00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto absent
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, Planning Commission Secretary .. present

APPROVAL OF MINUTES

Ms. Demma moved to approve the minutes of the September 15, 2009 meeting. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Sam Liberto entered the meeting at this time (8:01).

OLD BUSINESS

Orchard Hill Church – LPF 09-04-01- Preliminary & Final Land Development

Mr. Jeff Berneburg, Project Manager for McIlvried Didiano & Mox, LLC and Kevin Cotter, Finance Director for Orchard Hill Church were present to discuss changes to the project.

Mr. Quatchak stated that the Planning Commission will need a signed request for an extension of time. Mr. Quatchak suggested December 17, 2009 which would be the day after Council's December meeting.

Because the Staff Report and the WEC Report were lengthy, Mr. Quatchak asked them to explain what has happened since the last time they were before the Planning Commission.

Mr. Berneburg stated that the project has been significantly reduced. The chapel has been removed from the project. Improvements have been made to the lobby, classrooms and

gymnasium. The overall square footage now proposed is 24,300 square feet. There will be no lot lighting or signage proposed. There will be some improvements to the parking lot and the handicap parking has been relocated. The stormwater is being handled by a rain garden under the DEP guidelines.

Ms. Demma asked for an architectural rendering of the project. Mr. Berneburg stated that it will be provided.

Mr. Berneburg stated that they are asking for a modification from the ordinance that requires a landscape architects seal on a buffer area plan. He noted that the existing 30-foot buffer requirement is currently satisfied by the existing buffer features and steep embankments along the perimeter of the site which provides screening at a minimum of 60% and 5 feet in height. With the exception of the plantings required for the new sidewalk along Brandt School Road, and the replacement of six trees being removed to accommodate the new building, no other landscape requirements are needed.

There was some discussion concerning the need for a landscape architect seal and some members of the Planning Commission were skeptical because a precedent has been set regarding seals on landscape plans. Mr. Phillips explained that the ordinance states that a seal is needed only for buffer yards and those requirements have been met by existing vegetation. He encouraged the Commission members to walk the property to see for themselves.

Mr. Quatchak stated that some of the members are indicating that they aren't comfortable with the modification. And this could be the case when they return next month.

Mr. Cotter asked that they consider the ordinance that Mr. Phillips cited.

Mr. Quatchak asked Mrs. Kipp of the EAC if she had any comments. Mrs. Kipp stated that she wants the trees that died replaced and that although the plantings for the rain garden are determined by the PaDEP not all of their species are deer & disease resistant for our area.

Mr. Quatchak stated that he would like a landscape architect to put a sheet in the plan with comments saying buffer requirements have been met through topography and existing trees for documentation.

Mr. Quatchak mentioned that some of the comments on the WEC report were significant enough that they may generate new information that could raise new comments on the next reports.

Mr. Liberto moved to table LPF 09-04-01- Preliminary & Final Land Development, Orchard Hill Church. Ms. Demma seconded the motion. The motion passed unanimously.

Proposed Zoning Article 1300, Transition Overlay District

Mr. Quatchak asked that the discussion of Article 1300 will be moved to the end of the meeting.

NEW BUSINESS

William & Sarah Swartz – CU 09-10-05 – Conditional Use

There was no one in attendance to represent the Conditional Use application. Mr. Quatchak stated that we will wait until the end of the meeting and vote to table if no one shows up to represent this application.

SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development

Mr. David Bruening of Tristar Investors, Inc. came forward to represent the applicant and discuss the proposed cell tower. The proposed 199 foot monopole tower is to be located in Linbrook Park off of Big Sewickley Creek Road. The access road to the site will be the road into Linbrook Park and a gravel road will be installed to continue access to the tower. The tower and storage shelters that house equipment will be enclosed with a fence.

Ms. Coombs asked what kind of fence will be used. He stated it will be chain link with barbed wire on top. The Commission asked that green or brown slats be used on the fence to make it opaque.

Ms. Demma moved to table LPF 09-10-02 – Preliminary & Final Land Development, SBA Cell Tower. Mr. Liberto seconded the motion. The motion carried unanimously.

Proposed Zoning Article 1300, Transition Overlay District

Mr. Quatchak opened discussion regarding the meeting that was held on August 3, 2009 with the northern Nicholson Road residents. 28 residents from that area attended the August meeting and a list of concerns and desires were compiled. Some of those residents are in the audience this evening and joined in the discussion.

Mr. Quatchak stated that he would like to propose that the Commission spend more time on Article 1300, Transitional Overlay District by detaching it from the other six articles and putting Article 1300 on its own timeline. He asked for a consensus from the Commission members and everyone agreed.

Mr. Quatchak read the list on concerns and desires and asked that a motion be made to formally pass the items onto Council for their consideration.

Ms. Demma moved that the Chairman of the Planning Commission deliver a report to Council at an upcoming work session concerning the Transitional Overlay District. Mr. Salvatore seconded the motion. The motion passed unanimously.

A final motion was made to table William & Sarah Swartz – CU 09-10-05 – Conditional Use application. Ms. Demma moved to table and Mr. Salvatore seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 9:50 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience present: 14