

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
NOVEMBER 20, 2007**

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The November 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.....absent  
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 October 16, 2007 minutes. Ms. Pfister seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**Stormwater Ordinance Review**

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

**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. Quatchak stated that as a member of the church he would recuse himself from the discussion and turn the meeting over to Vice Chairman, Stephen Donaldson.

Mr. Donaldson asked Mr. Heintl of Gateway Engineers to come forward to discuss the revisions that have been submitted since the October meeting. Mr. Heintl stated that they have addressed

all the comments. They previously asked for three modifications and would require a fourth modification for a reduction in the parking lot curb radius.

Mr. Donaldson asked Mr. Nedzesky to address his comments. Mr. Nedzesky stated that upon reviewing the materials submitted this morning, the number of comments on his report was reduced from 12 to 5 and only two issues were crucial. For the modification request there still remains one issue concerning trees planted within the clear site triangles. Mr. Nedzesky spoke with Mr. Heini about that and they will address that issue. Another was to add a note for inspection reports for the underground storage facility to have filed within the church so the borough would have access to them.

Mr. Donaldson asked Mr. Phillips to address his comments. Mr. Phillips stated that for the land development application he had only six comments and all of them were minor and easily addressed. He also stated that he had not reviewed the materials that were submitted earlier today. So some time was spent during the meeting reviewing each comment independently. Afterwards, Mr. Phillips felt comfortable that all comments were addressed.

Ms. Demma stated that she wasn't comfortable passing it on to Council without time for the Commission members' review of the latest submittal. Mr. Salvatora stated that since Mr. Phillips just reviewed it, there is no reason to have them come back again. Mr. Salvatora asked Mr. Heini if the items were presently addressed or a promise that they will be addressed. Mr. Heini stated that they have already been addressed. Ms. Demma stated that if everything is presently addressed she is comfortable approving it.

Ms. Demma moved to recommend approval for Saints John & Paul Parish Charitable Trust Plan No. 1 – SS 07-10-07 Preliminary & Final Subdivision Application subject to the Staff Report dated November 14, 2007 and the WEC Report dated November 11, 2007. Mr. Salvatora seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend approval of Saints John & Paul Parish Charitable Trust – CU 07-10-01 Revised Conditional Use Application subject to the Staff Report dated November 13, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend approval for Saints John & Paul Parish Charitable Trust – LPF 07-10-03 Preliminary & Final Land Development Subject to the Staff Report dated November 14, 2007 and the WEC Report dated November 20, 2007 with the added modification for a reduction in parking lot curb radius.

Mr. Donaldson relinquished the meeting back to Mr. Quatchak.

## **NEW BUSINESS**

### **Slade Site Plan – LPF 07-11-04 Preliminary & Final Land Development**

Mr. Pilston was present to address comments from the Commission. Mr. Pilston began by explaining that the Slade Site Plan is approximately one acre located on the western side of Nicholson Road. The property is currently a vacant one-story brick residence with a detached garage. His client is proposing to convert the existing house into an office building to house his own business. The only change to the exterior will be to enclose the existing open back porch and the installation of a handicapped-accessible entrance. All other improvements will be to the interior. The parking lot will be modified to meet zoning requirements. The existing garage in the

rear of the property will be used for storage space. All public utilities will remain in their current locations. The revisions to the existing drive and parking area will require widening and paving.

Mr. Pilston is requesting a modification to forego the requirement of a sealed landscape plan. He explained that the cost of a seal from a landscape architect is at least \$2,000 which he feels is exorbitant. Some of the Commission members were concerned that they will be setting a precedent for future applications. After much discussion and a recommendation from the EAC that the Commission take into consideration that Mr. Pilston has always complied and gone beyond what is asked of him, Mr. Donaldson moved to recommend approval for the Slade Site Plan –LPF 07-11-04 Preliminary & Final Land Development subject to the Staff Report dated November 16, 2007 and the WEC Report dated November 16, 2007 and with the change from a modification to a waiver from having a sealed landscape plan and a narrative to council explaining his hardship. Ms. Demma seconded the motion. Mr. Schupansky reiterated that Mr. Pilston be required to add price quotes he received with the narrative.

Mr. Quatchak asked for a roll call vote:

Janet M. Demma .....	yes
Stephen H. Donaldson.....	yes
Michelle M. Pfister .....	yes
Amy E. Sable.....	absent
Robert J. Salvatora .....	yes
Robert C. Schupansky.....	yes
David J. Quatchak,.....	no

The motion carried.

**Stormwater Ordinance Review**

After receiving a schedule update from Councilwoman Coombs, Mr. Quatchak decided to table review of the Act 167 Stormwater Management Plan Update this month and possibly December as well.

**GOOD & WELFARE**

**Status report of the Steering Committee**

Mr. Phillips reported that the steering committee is working on Commercial Design Standards and the transition between M-2 zoning district between Nicholson Road and Brandt School Road.

**Motion to Adjourn**

Mr. Salvatora moved to adjourn at 9:15 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 6