

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
November 17, 2009**

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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 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:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

Tim Phillips, Building/Zoning Official ..... present  
Janine Kulbacki, Planning Commission Secretary .. present

**APPROVAL OF MINUTES**

Mr. Quatchak asked that an additional sentence be added to the minutes. Demma moved to approve the October 20, 2009 minutes with the addition. Ms. Coombs seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

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

The applicants, through correspondence, indicating they would like to be tabled this evening. Mr. Quatchack asked for a motion to table. Mr. Donaldson moved to table Orchard Hill, LPF 09-04-01 Preliminary & Final Land Development. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Nedzesky stated that there will be a meeting next Tuesday between him and the applicants to clean up the items left on the Engineer's report.

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

Mr. William Swartz came forward to answer comments and questions from the Commission regarding the 840 square foot addition to his existing 672 square foot detached garage located at 2268 Meadow Road. Mr. Swartz stated that he wants to add an addition to the front of the

garage to house classic cars and a small addition off the back for a lawn tractor and garden tools.

[Mr. Sam Liberto entered the meeting at this time (8:10).]

Mr. Quatchak asked what the building materials will be. Mr. Swartz stated that it would be aluminum siding. The garage will look identical to the way it looks now only longer with a few more windows on the side.

Mr. Quatchak asked Mr. Swartz if there will be any lighting. Mr. Swartz stated that there are two ornamental lights on each side of the doors.

Mr. Salvatora asked if he has had any opposition from any neighbors. Mr. Swartz stated that he has not talked with any neighbors but understands that the neighbors have been notified through the mail.

Mr. Quatchak asked if any neighbors or anyone in the audience wanted to speak. No one responded.

Mr. Quatchak indicated to Mr. Swartz that no business shall be authorized with this conditional use approval. Mr. Swartz agreed.

Ms. Demma moved to approve William & Sarah Swartz – CU 09-10-05 – Conditional Use garage subject to the staff report dated November 13, 2009. Mr. Liberto seconded the motion. The motion carried unanimously.

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

Mr. John Lemmon of 1902 Wentworth Court and an employee of Tristar Investors, Inc. was present to represent the applicant.

Mr. Lemmon stated that he received the staff report and added that there are minor revisions that are easily addressed. He asked if there are any additional comments from the Commission.

Mr. Phillips stated that although parking areas are shown on the drawings, they are graveled areas. Franklin Park ordinance requires that they are paved areas. To vary from the ordinance a modification is required. Also, if the parking areas are paved, it could affect the stormwater.

Mr. Phillips also informed Mr. Lemmon that there was no slope map or information on the percentages of slopes to be disturbed on the area where the facility is being developed. Also, two sets of plans were submitted by two different design professionals making it confusing.

Mr. Quatchak explained to Mr. Lemmon that if they were hoping to have approval in December and then recommended to Council the following evening, they would have to come to the Planning Commission next month with both the staff report and the WEC report completely comment free.

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

#### **NEW BUSINESS**

**GOOD & WELFARE**

**ANNOUNCEMENT**

Mr. Quatchak stated that the Planning Commission will be scheduling an additional work session sometime between now and the Christmas holiday. The date will be posted on the Borough website.

**Motion to Adjourn**

Mr. Liberto moved to adjourn at 8:45 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 10