

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 16, 2008**

The December 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 absent
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. Demma moved to approve the November 18, 2008 minutes. Mr. Liberto seconded the motion. The motion carried unanimously.

OLD BUSINESS –

SPF 08-09-01 – Briarwood Estates – Preliminary & Final Subdivision

Mr. Pilston was present to address the Planning Commission’s comments.

Mr. Quatchak informed Mr. Pilston that the Planning Commission has not reviewed the resubmitted drawings distributed this evening. Therefore, the Planning Commission will base their decision on the drawings that are dated December 4, 2008.

Mr. Quatchak stated that there are a few question from the September 16, 2008 minutes that remain. The first one is lot 24 looked to be sitting on a watercourse on the drawings and the minutes stated that Mr. Pilston was informed by PA Soil & Rock that it is not a watercourse. Mr. Quatchak noticed that the revised drawings show that the lot has now moved. Mr. Pilston stated that they removed the lot from the plan to avoid any problems that may arise.

Another question that came up at the September meeting was from Mr. Chuck Babin, a nearby resident. Mr. Babin was concerned with the lot adjacent to his property and if screening would

be provided. Mr. Pilston stated that he had talked with Mr. Babin and another residents after the September meeting and agreed to put up screening buffers, which weren't required. And they were satisfied.

Mr. Quatchak asked that they use native species rather than the Norway Spruce and Colorado Spruce.

Mr. Quatchak asked Mr. Phillips if he had any comments from his staff report. Mr. Phillips stated that he had none.

Mr. Quatchak asked Mr. Pilston to revise the notes on pages 3 & 4 that reference lot numbers 1 and 43 should now be lots 1 and 41 and the name of the street should be changed from Briarwood lane to Briarwood Drive. Also, there is a piece of information missing that references the state plane coordinates rotation. This should be added to the drawings as a rotation of 00°07minutes 39 seconds.

Mr. Donaldson asked that they add the revised date to the cover page.

Ms. Demma moved to recommend to Council SPF 08-09-01 – Briarwood Estates – Preliminary & Final Subdivision subject to the drawings dated December 4, 2008 and the Staff Report dated December 11, 2008, with the conditions that 1. The notes on the drawings on sheets 3 & 4 should be changed to read Lot #1 and Lot #41 are to access Briarwood Drive only and, 2. The rotation notes state 00° 07 minutes, 39 seconds and, 3. On page 18, Replace Norway Spruce and Colorado Spruce with native species. Mr. Liberto seconded the motion. The motion carried unanimously.

Chuck Snyder of Neville Island Commons asked the Commission if any of the new ordinances have been adopted in the Five Points area. Mr. Quatchak invited Mr. Snyder to sit it on the reviewing of the ordinances that will take place as the next order of business.

Review of Ordinance Articles

Discussion was held on the following ordinances and comments were collected to give to Pashek Associates.

- Article 1000 Five Points Village Overlay District
- Article 1100 Natural Resources Protection Overlay District
- Article 1700 Landscaping and Bufferyard Regulations
- Article 2000 Conservation Subdivision Design

Mr. Liberto stated that he attended the Subdivision and Land Development training and would like to share his notes with the Commission.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 4