

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
December 15, 2009**

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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 8:03 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 November 17, 2009 minutes. Mr. Donaldson seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

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

Mr. David Bruening of Tristar Investors was present to address the Commission.

*[Mr. Salvatora entered the meeting at 8:05.]*

Mr. Quatchak asked Mr. Phillips if he any comments. Mr. Phillips stated that he has some comments laid out in his report that are typically addressed after approval.

Mr. Quatchak asked Mr. Nedzesky of WEC Engineers if he had any comments. Mr. Nedzesky stated that there are four issues that are easy to resolve.

Mr. Quatchak asked Mrs. Kipp of the EAC is she had any comments. She stated that she had none.

Hearing no comments from the Planning Commission members, Mr. Quatchak asked for a motion.

Mr. Donaldson moved to recommend approval SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development subject to the WEC Engineer’s Report dated December 11, 2009 and the Staff Report dated December 14, 2009. Ms. Demma seconded the motion. The motion passed unanimously.

**NEW BUSINESS**

**2009 Annual Planning Commission Report**

Mr. Quatchak stated that there are a few technical corrections that were discussed in the pre-meeting.

Ms. Coombs moved to approve the 2009 Annual Planning Commission Report with the corrections discussed in the pre-meeting. Ms. Demma seconded the motion. The motion passed unanimously.

**Mr. Marty Gillespie, president of Heartland Homes and Mr. Harold McCutcheon from KU Resources** asked to speak to the Commission concerning the Briarwood Plan this evening. Mr. Gillespie reviewed the stormwater management plan that was originally approved for the development and stated that the developer hired Mr. McCutcheon, an environmental engineer to study the stormwater management plan and they asked him if there was another Best Management Practice (BMP) that could be used to accomplish the same thing but with less of an impact on the yards within the plan and less cost. They met with Mr. Phillips, Mr. Rocca and Mr. Nedzesky to discuss this different BMP and were advised to ask for feedback from the Planning Commission.

Mr. McCutcheon suggested that all the infiltration trenches in the back yards be removed and the detention pond be redesigned to accept and infiltrate most of the stormwater in the plan. Mr. Phillips stated that this was a significant change and revised plans must be submitted, reviewed and approved by the Planning Commission and Council. Additionally, the revised plans would have to address the new stormwater management ordinance and the entire development would have to be signed and sealed by the new engineer. Mr. Phillips and Mr. Nedzesky advised that testing for infiltration in the areas of the proposed trenches could allow reduction of infiltration trench sizes providing significant cost reduction for the plan. Mr. Phillips stated that these revisions could be approved at staff level.

Mr. Gillespie and Mr. McCutcheon agreed to take this information back to the Meritage Group for their decision.

Mr. Quatchak thanked them for coming.

**GOOD & WELFARE**

**ANNOUNCEMENT**

**Motion to Adjourn**

Ms. Demma moved to adjourn at 9:08 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary