

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
DECEMBER 20, 2011**

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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.

Ms. Coombs opened the meeting at 8:03.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Janet Demma ..... present  
Stephen Donaldson, Vice Chair ..... present  
Sam Liberto ..... present  
Robert Schupansky..... present  
Robert Salvatora ..... present  
Bill Kipp..... present  
Laura Coombs, Chairwoman..... present

**ENGINEER:**

Mike Malak, Engineer ..... 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. Coombs asked for a motion to approve the November minutes. Ms. Demma moved to approve the November 15, 2011 minutes. Mr. Salvatora seconded the motion. The motion passed.

**OLD BUSINESS**

**LPF 11-09-02 – Stone Mansion – Revised Final Land Development**

Mr. Aaron Catchen from F.J. Baehr Architects and Rob Schellhaas for Schellhaas Funeral Homes were present to address comments from the Commission.

Mr. Catchen explained that he submitted his responses to the Engineer’s Report and The Staff Report today and that all comments have been addressed except the stormwater report which will be addressed by January 6, 2012. Ms. Coombs stated that because they were submitted today, the Planning Commission has not had time to review them. The Planning Commission could not recommend approval to Council without first reviewing them.

Other members agreed that a recommendation for approval could not be granted this evening.

[Mr. Liberto entered the meeting at 8:22 pm]

Mr. Salvatora suggested that Mr. Schellhaas address the concerns from the Stone Mansion residents in the audience. A letter and petition from them has been submitted with all their concerns.

Mr. Schellhaas has reviewed the letter and is willing to listen and comment on the resident's concerns.

Mr. Schellhaas gave an overview of the plans of the funeral home and procedures for the funeral corteges.

The following is a list of the concerned residents that spoke:

Tom Rubenstein, 1583 Stone Mansion Drive  
Jim Linaberger, 1642 Stone Mansion Drive  
Jo Anne Phillips, 1621 Stone Mansion Drive  
Norman McDowell, 1601 Stone Mansion Drive  
Al Sieg, 1602 Stone Mansion Drive  
Nancy Stewart, 1579 Stone Mansion Drive

After listening to the concerns of the above listed residents, Mr. Junker suggested that a motion be made to table the project and the residents continue their discussion with the Schellhaas representatives after adjournment.

Mr. Catchen agreed to an extension of time until February 16, 2012.

Mr. Donaldson moved to table LPF 11-09-02 – Stone Mansion – Revised Final Land Development. Mr. Liberto seconded the motion. The motion passed unanimously.

#### **Review of the 2010 – 2011 Planning Commission Annual Report**

Ms. Coombs asked for a motion to approve the Annual Report. Mr. Kipp moved to recommend approval of the 2010-2011 Planning Commission Annual Report. Ms. Demma seconded the motion. The motion passed unanimously.

#### **NEW BUSINESS**

#### **GOOD & WELFARE**

The Planning Commission thanked Ms. Coombs for her service as she will be a member of Borough Council as of January, 2012.

#### **Motion to Adjourn**

Ms. Demma moved to adjourn at 9:19 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience: 14