

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

The March 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 8:18 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma absent
Stephen H. Donaldsonpresent
Michelle M. Pfister absent
Amy E. Sablepresent
Robert J. Salvatora.....present
Robert C. Schupanskypresent
David J. Quatchak, Chairman.....present

ENGINEER:

Bob Nedzesky, W.E.C. Engineerspresent

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 – Mr. Donaldson moved to approve the February 20, 2007 minutes, seconded by Ms. Sable and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS –

The Fields of Nicholson – 3rd Revised Tentative PRD Application – PRDT 07-03-01

The Fields of Nicholson – 2nd Revised Final Phase 1 PRD Application – PRDF 07-03-01

The Fields of Nicholson – Revised Final Phase II PRD Application – PRDF 07-03-02

Mr. Quatchak asked Mr. Dan Sosso of Signature Homes, Attorney, Donald Graham and Mr. John Schleicher of E.A. Thanner & Associates to come forward to discuss the changes to the plans of The Fields of Nicholson. He stated that they should discuss all three applications at one time since they are related, but would make three different motions at the end of the discussion.

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Mr. Graham reviewed the progression of the development: Signature Homes received PRD approval in 2004. That approval provided for a mixture of carriage homes (duplex) units and townhouses. A year ago they came back to modify the PRD approval in order to refashion some of the townhouses by adding first floor master bedrooms and add some carriage homes. They did this to address some marketing conditions because they weren't selling. Tonight they wish to further modify for market demands. This application is to reduce the total dwelling units from 106 units to 103 units throughout all three phases.

Mr. Graham questioned number 5 of Mr. Phillips' staff report that stated the need to provide some form of authorization by existing property owners for the re-recording of their lots. After some discussion, Mr. Phillips stated that they needed to talk to Kay Pierce of the Allegheny County Department of Economic Development.

Mr. Quatchak stated that there are inconsistencies on the submitted drawings. The location of the sidewalks within the development change depending on which sheet you are looking at. One of the sheets shows a drive to the clubhouse and another sheet doesn't show it at all. Mr. Quatchak stated that this is a problem because it's not clear what they will be voting on. The plans that the commission will be voting on need to be the exact same plans that go to council.

Mr. Quatchak stated that landscape plans were submitted today but they are not the landscaping that is on the submitted revised plans. Mr. Schleicher stated that the supplemental plans submitted were feedback from the meeting with the EAC. Additional landscaping was proposed for an area where there was an existing tree that died. Also, there are plantings around the units that are not required but they wanted to exceed the requirements to further enhance the units.

Mr. Kipp stated that the EAC wants a commitment for a specimen tree (such as a sugar maple) with the minimum size of the caliper to be on the drawings.

Mr. Quatchak suggested that they table the applications until the next Planning Commission meeting on April 17 so that they can go to Council on April 18 for final approval. This would give them time to address the inconsistencies with the plans that were presented. Then the same drawings that come to the Planning Commission will be the same drawings that Council will receive.

Ms. Sable moved to table Fields of Nicholson -Third Revised Tentative PRD Application – PRDT 07-03-01. Mr. Schupansky seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Fields of Nicholson – Second Revised Final Phase I PRD Application – PRDF 07-03-01. Mr. Salvatora seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Fields of Nicholson – Revised Final Phase II PRD Application – PRDF 07-03-02. Mr. Salvatora seconded the motion. The motion carried unanimously.

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GOOD & WELFARE

Planning Commission Annual Report

Mr. Schupansky moved to recommend to council the Planning Commission's 2006 Annual Report. Mr. Donaldson seconded the motion. The motion carried unanimously.

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3