

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
January 15, 2019**

The January 15, 2019 meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Mr. Schupansky called the meeting to order at 8:05 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Robert Schupansky, Chairperson..... present
Blaine Lamperski, Vice Chairperson present
Laura Coombs present
Stephen Winikoff..... present
Colin Lampark present
Lauren Karl present
Robert O'Connor present

ENGINEER:

Mike Malak, Senate Engineering Company..... absent

SOLICITOR:

Alyssa Golfieri, Babst Calland present

STAFF:

Tim Phillips, Building/Zoning Official present
Tara Roth, Planning Commission Secretary..... present

RE-ORGANIZATION OF THE PLANNING COMMISSION

Ms. Golfieri asked for a motion to open the floor for nominations for Chair of the Planning Commission. Ms. Coombs made a motion to open the floor. Mr. Lamperski nominated Mr. Schupansky as Chair. Ms. Golfieri asked if there were any other nominations. Hearing none, Ms. Coombs made a motion to close the floor. A unanimous ballot was cast for Mr. Schupansky as Chair of the Planning Commission. Motion passed.

Ms. Golfieri asked for nominations for Vice Chair. Mr. Winikoff nominated Mr. Lamperski for Vice Chair. Ms. Golfieri asked if there were any other nominations. Hearing none, Mr. O'Connor made a motion to close the floor. A unanimous ballot was cast for Mr. Lamperski as Vice Chair of the Planning Commission. Motion passed.

APPROVAL OF MINUTES -

Mr. Schupansky asked for a motion to approve the December 18, 2018 meeting minutes. Ms. Coombs moved to approve the minutes, seconded by Mr. Lamperski and carried.

OLD BUSINESS – NONE

NEW BUSINESS –

Pre-application: Conceptual review of Compass Self Storage RV Lot:

Mr. Tim Moran with Compass Self Storage was there to explain their proposed application for an RV lot. Compass Self Storage owns the storage facility next to the parcel they want to purchase for this proposed RV lot. This lot would be a parking facility for RVs, campers, and boats and would be ancillary to the storage facility. This lot would be accessed from Nicholson Road using the existing curb cut of Compass Self Storage. The subject lot is zoned M-1 and they would be asking for a Conditional Use within the zoning district. Mr. Nathan Hart, the Architect, was there and showed the layout of the proposed lot and discussed what the plans were for this lot. They were planning on consolidating these two lots since they would lose 10' for the setback issues and there would be stormwater retention issues if they stayed at two separate lots. Also, they would have to put in a separate curb cut if the two lots weren't consolidated. Mr. Lamperski explained that since this is a non-conforming use, they cannot have two separate principal uses on one lot. Ms. Golfieri explained about the consolidation and non-conforming uses. Mr. Phillips advised they would have to get relief from the use issues, which would be beyond what the Planning Commission and Borough Council would be able to grant. It would have to come from the Zoning Hearing Board. There would be more than one variance they would need depending on the way they were moving on this. They would need an interpretation from the Zoning Hearing Board on the actual use of the property. The Planning Commission thanked Mr. Moran and Mr. Hart for their time.

Motion to approve the 2018 Annual Report:

Mr. Schupansky asked for a motion to approve the 2018 Planning Commission Annual Report. Mr. Lampark moved to approve the 2018 Planning Commission Annual report, seconded by Mr. O'Connor and carried.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Schupansky asked for a motion to adjourn the meeting. Ms. Coombs moved to adjourn at 8:21 p.m., seconded by Mr. Lamperski and carried.

Respectfully submitted,

Tara Roth
Planning Commission Secretary

Audience: 4