

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
January 21, 2020**

The January 21, 2020 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 8:01 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Wayne Chang.....present
Laura Coombs.....present
Colin Lamparkpresent
Blaine Lamperski, Chairpersonpresent
Robert O'Connorabsent
Robert Schupansky.....present
Stephen Winikoff, Vice Chairpersonpresent

ENGINEER:

Mike Malak, Senate Engineering Companypresent

SOLICITOR:

Alyssa Golfieri, Babst Callandpresent

STAFF

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

RE-ORGANIZATION OF THE PLANNING COMMISSION

Ms. Golfieri opened the floor for nominations for Chair of the Planning Commission. Mr. Lampark nominated Mr. Lamperski as Chairperson, seconded by Ms. Coombs. Ms. Golfieri asked if there were any other nominations. Hearing none, a unanimous ballot was cast for Mr. Lamperski as Chairperson of the Planning Commission. Motion passed.

Ms. Golfieri opened the floor for nominations for Vice-Chair of the Planning Commission. Mr. Lampark nominated Mr. Winikoff as Vice-Chairperson, seconded by Ms. Coombs. Ms. Golfieri asked if there were any other nominations. Hearing none, a unanimous ballot was cast for Mr. Winikoff as Vice-Chairperson of the Planning Commission. Motion passed.

APPROVAL OF MINUTES -

Mr. Lamperski asked for a motion to approve the December 17, 2019 meeting minutes. Mr. Winikoff moved to approve the minutes of December 17, 2019, seconded by Mr. Lampark and carried.

APPROVAL OF 2019 PLANNING COMMISSION ANNUAL REPORT

Mr. Lamperski asked for a motion to approve the 2019 Planning Commission Annual Report. Ms. Coombs moved to approve the 2019 Planning Commission Annual Report, seconded by Mr. Schupansky and carried.

OLD BUSINESS –

Comprehensive Plan Review

Mr. Lamperski explained the Planning Commission is in the process of revising the comprehensive plan. The Planning Commission met with some members of Ohio Township and some representatives from the State (Governor's Center for Local Government Services), who help guide municipalities such as ours when they are considering revising their comprehensive plan. A few of the benefits in doing a joint comprehensive plan with Ohio Township is the Borough would get 50% of costs paid by the State (we do not know what that would be capped at), and they help with the meetings.

SPF 19-11-05 Deerfield Estates Preliminary & Final Land Development

Mr. Patrick Cooper of Gateway Engineers, Inc., Mr. Michael Seydor of Maronda Homes, Inc., Mr. Zackery Stehle and Mr. Josh Haydo of David E. Wooster & Associates and Mr. James McLean, Counsel for Maronda were present to go over their proposed land development and answer any questions the Planning Commission and audience members had. They were in front of the Planning Commission at the December 17, 2019 meeting and were tabled. They were back again with revisions that were made. The number of lots has changed from 91 lots to 92 lots. There are 89 interior lots and 3 lots along Nicholson Road. The lot that was going to be dedicated to open space is now being used for one more single-family lot and they would pay a fee in lieu to the Borough for recreation fees. The Environmental Advisory Council reviewed their landscape plans and had no objections. Mr. Cooper advised they were working on addressing the Borough Engineer's and Staff Comments and discussed these with Mr. Malak and Mr. Phillips. Mr. Malak had some stormwater items and typical "house-keeping" items he needed cleaned up and also needed the new modification for the slope channels. Mr. Malak spoke about the traffic impact study and advised the Borough sent the applicant's traffic study to a 3rd party traffic engineer, Trans Associates to review. Trans Associates sent a comment letter and since the deadline for this meeting there has been some back & forth with them and Wooster and the comments have been addressed. Trans Associates does concur with Wooster's findings as does PennDOT. They did not see a warrant for the left-hand turn lane. Mr. Phillips advised he just had some "house-keeping" items that need to be cleaned up from his comments.

Mr. Lamperski advised they would need the three waivers the applicant was requesting to be written out on one request, explaining in detail what they were asking for on each waiver.

Mr. Lamperski then asked for public comment. The following audience members came forward to speak on this proposed development:

Bradley Darnish – Darnish Law Offices – Counsel for Field of Nicholson HOA
Carol Hoover – 1726 Waterleaf Drive
Theresa Creagh – 2430 Traci Drive
Dennis Morabito – 2469 Nicholson Road
Laura Ellis – 1600 Royal Oak Drive
Paul Merriman – 139 Carriage Drive, New Sewickley, PA – representing Franklin Park Baptist Church

Timothy Ellis – 1456 Laurel Drive
Nancy Giallonardo – 1732 Waterleaf Drive
Richard Zink – 1735 Waterleaf Drive
William Kline – 1810 Waterleaf Court
Frances Stephen – 1747 Waterleaf Drive
James Massengale – 1812 Waterleaf Court
Jianguang Sun – 1402 Mystic Valley Drive
Rodney Fink – 1427 Laurel Drive
Joan Ozdogan – 1715 Waterleaf Drive
Joyce Janeway – 1432 Laurel Drive
Anthony Ryzinski – 1472 Laurel Drive
David & Linda Nolfi – 1424 Laurel Drive
James Heinrichs – 1818 Waterleaf Court
Joyce Orlosky – 1462 Laurel Drive
Thomas Reilly – 1468 Laurel Drive
Todd Biagini – 1713 Waterleaf Drive
James Bonomo – 1800 Waterleaf Court
Rachele Paulone – 1453 Laurel Drive
William Fadok – 1414 Mystic Valley Drive
Uday Palled – 1605 Twin Oaks Drive
Patrick Pagano – 1408 Mystic Valley Drive
Charles Avalli – 1457 Laurel Drive
Lynn Maroon – 1417 Laurel Drive

They all voiced their concerns about the following subjects:

- Traffic on Nicholson Road
- Traffic going through the connecting stub street at Fields of Nicholson on Laurel Drive
- The retaining walls built in the Fields of Nicholson being affected by stormwater runoff from this new proposed development
- Stormwater management
- Steep slope disturbance waivers being requested by the applicant
- A need for a turning lane into Deerfield Estates
- The development fitting into the comprehensive plan
- Need for tree buffers between developments
- Traffic through Laurel Drive during construction
- The noise from I79

- Effects on the school system
- No recreational space being considered for this development.
- They wanted the proposed development of the apartments off of Aldon Drive to be added to the traffic study

Mr. Cooper and the Planning Commission answered the questions and concerns and there were many discussions. Mr. McLean advised they could put a gate up at the stub road during construction to keep construction workers/vehicles from entering Deerfield Estates from Laurel Drive during construction.

At the close of the public comments Ms. Golfieri explained the land development comprehensive, extensive review process by all the Borough's professionals of the applicants' required submittals. The Planning Commission members, the Solicitor's office, the Engineer, Tim Phillips (the Borough Code Official and Zoning Officer) all review it. A comprehensive review is taking place from multiple angles. The Borough only has jurisdiction of the property that is in the Borough or roads that the Borough are controlling. The roads outside of the Borough's jurisdiction become a PennDOT issue. So, while we can require certain information and standards be met with respect to entering into the development, we don't have control over what PennDOT will or will not approve. All we can do is review what is provided to us. That is why the Borough brought in the independent, third party traffic engineer to review the plans and reports that were submitted to confirm that our third party, independent engineer agreed with not only PennDOT but also the applicant's traffic engineer. There are limits as to how much this Commission and this Borough can do with respect to Nicholson Road and PennDOT's jurisdiction. Mr. Schupansky advised they will have the Borough engineer look into the issue of the traffic study in regard to the proposed apartment development and why it wasn't part of the traffic study.

After asking the applicant to sign a Consent to Extension of Time of March 19, 2020, Mr. Lamperski then asked for a motion for this proposed development. Mr. Lampark made a motion to table SPF 19-11-05 Deerfield Estates Preliminary and Final Subdivision Application, seconded by Ms. Coombs and carried.

NEW BUSINESS –

LPF 20-01-01 Primrose Day Care Center Preliminary & Final Land Development Application **CU 20-01-01 Primrose Day Care Center Conditional Use Application**

Mr. Terry Owens, the Development Project Manager, Jonathan Garczewski of Gateway Engineers, Inc., Ms. Shelley Boyle, Ms. Liz Meeder, and Mr. Dale Greider were present to explain these applications and take any questions. Mr. Owens explained the proposed Day Care Center. The Environmental Advisory Council reviewed the landscape plan and had no objections. This will be a two-story structure and will have the capacity of having 188 students/children. Mr. Garczewski reviewed this proposed development with the Planning Commission. A few years ago, when the Sheetz and a Microtel were proposed, the Sheetz was built but the Microtel never came to fruition. That piece of property went on the market and is now being proposed for the Day Care Center. The access points on

the Wexford Bayne Road as well as Nicholson Road will remain the same from the originally proposed Microtel project as well as the core of the entire project itself. He went over the stormwater management and where it would be located. He advised they have submitted a revised traffic study to PennDOT and it has been reviewed and approved. A geotechnical investigation has been provided and they are in the works of preparing the NPDS permit amendment to allow for the Day Care Center to be built in lieu of the Microtel project.

Ms. Golfieri advised they would have to go through the Zoning Hearing Board for variances required (drop-off/pick-up area and play area square footage issues) and then come back to the Planning Commission for their recommendation to Council.

Mr. Phillips asked the applicant to sign a Consent to Extension of Time of April 16, 2020 on the conditional use approval so this can go to Council for approval on April 15, 2020.

Mr. Lamperski asked for any public comment. Ms. Leslie Engelmeier of 2513 Alydar Drive came forward and asked where the exact location was for this proposed project. She expressed her concerns with the added traffic at the I79 corridor and Nicholson Road.

Mr. Lamperski asked for a motion. Ms. Coombs made a motion to table CU 20-01-01 Primrose Day Care Center Conditional Use Application with an extension of April 16, 2020, seconded by Mr. Winikoff and carried. Mr. Winikoff made a motion to table LPF 20-01-01 Primrose Day Care Center Preliminary & Final Land Development application, seconded by Mr. Schupansky and carried.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Mr. Schupansky moved to adjourn at 11:20 p.m., seconded by Ms. Coombs and carried.

Respectfully submitted,



Tara Roth
Planning Commission Secretary
Audience: 88