

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
February 19, 2019**

The February 19, 2019 meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Ms. Coombs called the meeting to order at 8:05 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Mike Malak, Senate Engineering Company..... present

SOLICITOR:

Alyssa Golfieri, Babst Calland present
Amy E. Sable, Sable & Sable (special Counsel) . present

STAFF

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

APPROVAL OF MINUTES -

Ms. Coombs asked for a motion to approve the January 15, 2019 meeting minutes. Mr. Winikoff moved to approve the minutes, seconded by Mr. O'Connor and carried.

OLD BUSINESS –

SPF 18-12-02 Willow Ridge Plan Subdivision Application

Scott Foreman of Hampton Technical Associates, representing FP Rochester LLC the applicant, and Mr. Michael Seydor of Maronda Homes were present to speak about this application and to answer any questions the Planning Commission or audience had. They first brought their proposed subdivision application to the Planning Commission on December 18, 2018. This second submittal had one aspect of garage coverage on the front entry townhomes. They wanted to discuss this and their interpretation of the code concerning the garages. The code states "Garage doors of attached garages shall not comprise more than 50% of the total length of a multi-family building's front façade." He stated where they have an issue with is the definition of "attached garage." They are

proposing “integral garages” which has a slightly different meaning. Integral garage being in the basement with two stories above that which will be entirely of brick and stone based on the code. The comment from the Borough was they considered it an attached garage. There was a discussion on the intent of the ordinance. They discussed going to the Zoning Hearing Board for a variance.

Ms. Coombs asked about the exterior material of these proposed townhouses. Mr. Seydor explained the front façade would be entirely of brick or stone, with a variation between the units. The side and rear elevation to grade will also be brick or stone and they would be using Hardie Plank lap siding across the entire sides and rear elevations. Exterior trims around the windows and shutters will also be of Hardie style and Owens Corning fiberglass shingles.

Mr. O’Connor asked about the sidewalk and Mr. Foreman assured him the sidewalk has been added along Rochester Road.

Mr. Malak stated he just had basic “house-keeping” items for recording purposes on his comment letter and the plan meets the stormwater management and other engineering aspects. Mr. Foreman assured him they had all those items addressed and also addressed Mr. Phillips’ Staff Report items he was asking for and would have them on their resubmittal.

Ms. Coombs asked for public comments. Mr. Patrick Pagano of 1408 Mystic Valley Drive asked if all ordinances are enforced. Ms. Golfieri, Solicitor, explained, as with all subdivisions and land developments, all applicable ordinances are strictly enforced, and the plans go through a very comprehensive review by both Mr. Phillips and the Borough Engineer, Mr. Malak, and any deficiencies are identified in review letters sent back to the applicant.

Seeing there were no more comments or questions, and the applicant agreeing to sign a Consent to Extension of Time for this proposed application, Ms. Coombs asked for a motion. Mr. Winikoff made a motion to table SPF 18-12-02 Willow Ridge Plan Subdivision Application so the applicant can either revise the design or go to the Zoning Hearing Board in pursuit of a variance relative to the garage door length. This motion was seconded by Ms. Karl and carried.

NEW BUSINESS –

LPF 19-02-01 TAPH LLC Workforce Campus Preliminary & Final Land Development Application

Mr. Doug Tait of Tait Engineering Inc. was present along with Kimberly Simons, the Applicant, to discuss this application and answer any questions. Mr. Tait described the workforce campus they were proposing. This will be a 20,000 sq. ft. office building with associated parking at the site located on Brandt School Road. Mr. Tait stated they were working on addressing the items on Mr. Phillips’ Staff Report and the Engineer’s comments and would have them for their resubmittal.

The EAC reviewed this application and advised fewer parking spaces as well as landscaping/planting requests to stabilize the hillside. Mr. Tait explained they only had 85 spaces now and are only required to have 80, so they could probably go to 80 at least. If they take any more than that would require them to get a variance. Mr. Tait also discussed the landscaping and plantings that were proposed.

They were asking for three (3) modifications: 1.) Off street loading areas – because they would not have semitrailer truck deliveries. 2.) Sidewalks - on the frontage to the south of the entrance because of the steep slopes. 3.) Slope disturbance – due to the sloping nature of the site and unusual shape of the property. Mr. Phillips explained the off-street loading area is a requirement of the zoning ordinance and the Planning Commission would not be able to waive this and he believed they would need to get a variance from the Zoning Hearing Board but was unsure at this time. Mr. Tait asked for a determination from Mr. Phillips of what exactly would be needed from them on this for them to move forward.

Seeing there were no more questions or comments Ms. Coombs asked for a motion. Ms. Karl made a motion to table LPF 19-02-01 TAPH Workforce Campus Preliminary & Final Land Development Application, seconded by Mr. O'Connor and carried.

SPF 19-02-01 K&L Wexford Run Plan Preliminary & Final Subdivision Application

Mr. Doug Tait of Tait Engineering, Inc. was present along with the Applicant, Mr. Keith Locke to answer any questions or comments. Mr. Tait explained Mr. Locke was proposing to subdivide his property on Wexford Run Road. There are two lots running along Wexford Run; one contains the existing garage building and lot 2 and lot 3 would eventually be built on. They are addressing Mr. Phillips' Staff Report comments and the Engineer's comments and would have them on their resubmittal.

Seeing there were no more questions or comments Ms. Coombs asked for a motion. Ms. Karl made a motion to table SPF 19-02-01 K&L Wexford Run Plan Preliminary & Final Subdivision Application, seconded by Mr. O'Connor and carried.

Review of proposed Zoning Ordinance No. 648-2018

Ms. Amy Sable of Sable and Sable was retained by the Borough as special counsel on this matter. Ms. Sable provided an in-depth presentation of the key provisions of the proposed Zoning Ordinance No. 648-2018. After hearing Ms. Sable's presentation of the proposed ordinance, Ms. Coombs opened the floor for any public comments at this time.

The following residents voiced their opinions to this zoning ordinance:

Mr. Kerien & Kimberly Fitzpatrick – 1639 Stone Mansion Dr.
Mr. Patrick Pagano – 1408 Mystic Valley Dr.
Ms. Elizabeth Whiteman – 1710 Dawn Dr.
Ms. Carol Hoover – 1726 Waterleaf Dr.
Ms. Amanda Miller – 2212 Ben Franklin Dr.
Ms. Christine O'Lare – 1504 King David Dr.

Mr. Thaddeus Popovich – 1654 Stone Mansion Dr.
Ms. Linda Schneider – 2603 Glenchester Rd.
Mr. Patrick Kent – 1585 Stone Mansion Dr.

The above residents voiced their concerns over: property value; health and well being of Borough residents; the setbacks; the future ramifications of this action; lot size; wanting the Borough to update the comprehensive plan before any ordinance change; would like to see the Borough looking into a multi municipal plan; in-depth studies from other professionals in the decision process; time frame of acting on this zoning ordinance; would like to see an economic impact study done.

After comments from the audience, the Planning Commission broke for an executive session in the conference room to discuss their next steps. When the Planning Commission reconvened, seeing there were no more comments or questions, Ms. Coombs asked for a motion. Mr. O'Connor made a motion to table the Review of proposed Zoning Ordinance No. 648-2018, seconded by Mr. Winikoff and carried.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Ms. Coombs asked for a motion to adjourn the meeting. Mr. O'Connor moved to adjourn at 10:55 p.m., seconded by Ms. Karl and carried.

Respectfully submitted,

Tara Roth
Planning Commission Secretary

Audience: 30