

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

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The March 19, 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..... absent  
Lauren Karl.....present  
Robert O'Connor .....present

**ENGINEER:**

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

**SOLICITOR:**

Alyssa Golfieri, Babst Calland.....present

**STAFF**

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

**APPROVAL OF MINUTES -**

Mr. Schupansky asked for a motion to approve the February 19, 2019 meeting minutes. Ms. Coombs moved to approve the minutes with corrections, seconded by Mr. Lamperski and carried.

**OLD BUSINESS –**

**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. The Planning Commission first reviewed this application at their February 19, 2019 meeting. Mr. Tait explained they had responded to Mr. Malak's comment letter of March 13, 2019 and sent him their response letter on March 18, 2019. Mr. Schupansky advised Mr. Tait, since the deadline for the Planning Commission submissions is 20 days prior to the meeting, the Planning Commission, Mr. Phillips and Mr. Malak had no time to review this material sent by Mr. Tait to Mr. Malak. Therefore, they would have to table this application until next month so the Planning Commission can review everything.

Mr. Schupansky asked for a motion. Mr. Winikoff made a motion to table SPF 19-02-01 K&L Wexford Run Plan Preliminary & Final Subdivision Application, seconded by Ms. Coombs and carried.

### **NEW BUSINESS –**

#### **CU 19-03-01 Conditional Use Application Gary & Helen Scheller-1602 Scheller Lane**

At the applicant's request, this application is to be tabled. Mr. Schupansky asked for a motion. Ms. Coombs made a motion to table CU 19-03-01 Conditional Use Application Gary & Helen Scheller-1602 Scheller Lane, seconded by Mr. O'Connor and carried.

#### **Review of proposed Zoning Ordinance No. 649-2019**

Ms. Golfieri explained this ordinance and why it was coming before the Planning Commission. The Planning Commission reviewed this as a rezoning application submitted by Maronda Homes at their October 16, 2018 and November 20, 2018 meetings. There was then a public hearing at the Planning Commission meeting of December 18, 2018 where it was recommended for approval to Council of rezoning this parcel from R-1 and M-1 to R-3. The Council then authorized the Borough Solicitor and Borough Engineer to work to prepare an ordinance. The ordinance would amend the zoning map with respect to that one parcel of property (address: 2460 Nicholson Road), rezoning it from R-1, with a small portion in M-1 to all R-3.

Mr. Schupansky asked if any member of the Planning Commission had any comments or questions concerning this proposed ordinance. Mr. Winikoff commented it seemed to be in compliance with the recommendations the Planning Commission provided. All the Planning Commission members agreed. Mr. Schupansky then asked if there were any comments from the audience. Hearing none Mr. Schupansky asked for a motion. Ms. Coombs made a motion to recommend for approval the proposed Zoning Ordinance No. 649-2019, seconded by Mr. O'Connor and carried.

### **GOOD & WELFARE –**

At this time Mr. Schupansky asked if anyone had any comments for the Planning Commission. Ms. Denise Rose of 2482 Alydar Drive came forward to express her opinions and concerns on the pending Oil & Gas Ordinance 648-2018. Some of Ms. Rose's concerns were: property values, health & safety provisions be included in the ordinance, the area of the proposed overlay appears very large, setback requirements, and zoning laws on this type of ordinance. She handed out a sheet with all the comments and questions she had for the Planning Commission. Mr. Schupansky advised Ms. Rose to attend the following night's Council Meeting of March 20, 2019 where Ms. Amy Sable will be doing a presentation on this proposed oil & gas ordinance where her questions could be answered. Ms. Sable did this same presentation at the February 19, 2019 Planning Commission meeting and it was very informative.

Ms. Linda Schneider of 2603 Glenchester Road came forward wanting to know the process of the review of this proposed ordinance 648-2018. Ms. Golfieri, Solicitor, explained the process. The Planning Commission, after reviewing this proposed ordinance (which will be coming back to Planning Commission tentatively April 16, 2019), would make a recommendation to Borough Council to deny in total, approval as is or approve with proposed changes. Then Borough Council will hold a public hearing (tentatively scheduled for May 15, 2019) on this ordinance with notifications in the newspaper, notices sent to residents within so many feet of the proposed area, and notices posted at the proposed area. Public comments would be taken at this public hearing as well.

**MOTION TO ADJOURN -**

Mr. Schupansky asked for a motion to adjourn the meeting. Mr. Lamperski moved to adjourn at 8:25 p.m., seconded by Mr. Winikoff and carried.

Respectfully submitted,



Tara Roth  
Planning Commission Secretary

Audience: 12