

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
April 16, 2019**

The April 16, 2019 meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

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

Roll call:

PLANNING COMMISSION MEMBERS:

Robert Schupansky, Chairperson..... absent
Blaine Lamperski, Vice Chairpersonpresent
Laura Coombs.....present
Stephen Winikoffpresent
Colin Lampark.....present
Lauren Karl..... absent
Robert O'Connorpresent

ENGINEER:

Mike Malak, Senate Engineering Companypresent

SOLICITOR:

Alyssa Golfieri, Babst Callandpresent
Amy Sable, Sable & Sable (special counsel).....present

STAFF

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

APPROVAL OF MINUTES -

Mr. Lamperski asked for a motion to approve the March 19, 2019 meeting minutes. Mr. O'Connor moved to approve the minutes, seconded by Mr. Winikoff 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 and his son. The Planning Commission reviewed this application at their February 19, 2019 and March 19, 2019 meetings. Mr. Tait believed they have addressed everything on the Engineer's report and Mr. Phillips' Staff Report. Mr. Malak and Mr. Phillips' confirmed this.

Seeing there were no comments or questions from the Planning Commission or audience, Mr. Lamperski asked for a motion. Ms. Coombs made a motion to recommend approval of SPF 19-02-01 K&L Wexford Run Plan Preliminary & Final Subdivision Application subject to Staff Comments dated April 11, 2019 and Senate Engineering letter dated April 10, 2019, seconded by Mr. Winikoff and carried.

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, and Nate Enger, the Architect, to discuss this application and answer any questions. They first brought this application to the Planning Commission at the February 19, 2019 meeting where it was tabled at that time. Mr. Tait explained they had cleaned up the engineering items and staff comments and believe they have everything addressed. Mr. Lamperski asked for them to explain the modifications they are requesting. Mr. Tait advised two of the previous modifications they were asking for were taken care of: the loading area was added to the plan and the sidewalk is shown on the plan running parallel to Brandt School Road. Mr. Tait advised the only modification they are requesting is the slope disturbance, Section 184-910.B. - which he explained: the upper two steepest categories, the very steepest is over 40% slope and the only areas on the property that are that steep are pretty much man-made. There is a cut along side the road from when Brandt School Road was worked on and most of the disturbed area in the category is just in that previously disturbed area. The lower category is 25-40% and they are requesting a modification on that one because the lot is basically all sloping with hardly any flat area. They tried to minimize any of the grading other than where the parking lots and the building needed to be done. There was an engineering report submitted for this. Ms. Golfieri and Mr. Malak stated they have satisfied that requirement. Mr. Phillips stated they have addressed everything in accordance with the Borough's ordinance. There are several things that can only be addressed at time of approval and permit issuance.

Seeing there were no more comments or questions, Mr. Lamperski asked for a motion on the requested modification. Mr. Winikoff made a motion to recommend approval of the modification on Section 184-910.B with regards to LPF 19-02-01 TAPH LLC Workforce Campus Preliminary & Final Land Development Application given that the applicant has provided the geo-technical study to the satisfaction of the Borough Engineer, seconded by Ms. Coombs and carried. Mr. O'Connor made a motion to recommend approval of LPF 19-02-01 TAPH LLC Workforce Campus Preliminary & Final Land Development Application subject to the Engineer's letter of April 10, 2019 and Mr. Phillips' staff comment letter of April 11, 2019, seconded by Mr. Lampark and carried.

Review of proposed Zoning Ordinance No. 648-2018

Ms. Amy Sable of Sable and Sable (retained by the Borough as special counsel on this ordinance) was present to answer any questions the Planning Commission or audience members had on this matter. The Planning Commission first reviewed this ordinance at the February 19, 2019 meeting where it was tabled. Mr. Lamperski asked if the draft of the ordinance available on the website was, in fact, the ordinance that is being

considered. Ms. Sable stated it was and she also advised all the comments at public meetings, public hearings, and through emails and letters that have been sent to the Borough are being taken into consideration and as the Planning Commission continues to consider and deliberate the ordinance, those comments will be considered and some will be incorporated into the ordinance. Mr. O'Connor asked about the recent modifications to the overlay and he said it looked to him like they addressed many of the issues brought up at the last Planning Commission meeting. Ms. Sable advised, based on some of the comments she received, she had given a newly modified overlay proposal to the Planning Commission and Council for their consideration. The Planning Commission was free to consider her adjustments that she made to the map or they can make their own recommendation of adjustments to the map. Ms. Sable's adjustment basically moved the border away from certain neighborhoods including the Stone Mansion neighborhood, to eliminate the Allegheny Land Trust Land that was included in the overlay, and also to eliminate Big Sewickley Creek from the overlay. That brought the boundaries in on both the eastern side and the western side of the overlay.

The following audience members gave their comments:

Mr. Patrick Pagano – 1408 Mystic Valley Dr.

Mr. Pagano spoke about Environmental Rights Amendment to the State Constitution – which is a right to clean air and water. He gave the Planning Commission a folder of material for their review on the dangers of fracking concerning health issues and environmental issues. He was also in favor of the multi-municipal plan Ms. Carol Hoover would be speaking about.

Ms. Carol Hoover – 1726 Waterleaf Dr.

Ms. Hoover spoke about the “multi-municipal plan” they wanted the Borough to consider. She handed out a “draft of their thoughts” to the Planning Commission to review that listed the benefits of a multi-municipal plan to provide for oil & gas development. On the back were listed references. She did not think oil & gas development should be done in a residential area. She asked the Planning Commission's help with looking into this plan and their group would be happy to work with them and Borough Council.

Mr. Thaddeus Popovich – 1654 Stone Mansion Dr.

Mr. Popovich also handed out some paperwork to the Planning Commission for their review on their recommendations/proposal for fracking and the oil and gas ordinance in the Borough. He also spoke about the groups he belongs to and the meetings he has attended on climate change issues and clean air.

Mr. Philip Wilkinson – 1505 King David Dr.

Mr. Wilkinson was there to help Mr. Popovich pass out their zoning recommendations on the oil and gas ordinance. He wanted to see the “multi-municipal plan” be put in place in lieu of the ordinance.

Mr. Paul Rechenmacher (last name inaudible-unable to verify) - 1741 Holmes Dr.

Mr. Rechenmacher spoke about people being unaware of the oil & gas overlay. He spoke with a lot of people from PennEnergy and received a lot of information. He did not think fracking was a good idea in residential areas.

Ms. Lauren Schweiger – 1522 Sandhurst Dr.

Ms. Schweiger thanked the audience members who spoke tonight and for all the research they are doing. She stated her father helped write the clean air act for Pennsylvania and her sister is on town council in McCandless. She believes all the research is beneficial in matters such as this overlay.

Mr. Tim Kavic – 1500 Fox Chase Dr.

Mr. Kavic thanked the audience members who spoke and believes they all made very good points and agreed with all of them and hoped the Planning Commission considers them.

Mr. Tom Reilly & Ms. Barbara Reilly – 1468 Laurel Dr.

Mr. Reilly stated the pending ordinance remains in effect as long as it is not rejected. So, if it is not voted on by Council and is tabled, it stays and controls what's going on until there is another ordinance to substitute it. He also wanted to mention why this new ordinance started and it seemed like Council is working under pressure to get it done. He believes more time should be taken on this ordinance to do more research and not hurry through it. He suggested the Planning Commission recommend to Council to table this ordinance and keep the pending ordinance a while and evaluate whether it makes sense to do a regional plan.

Ms. Reilly asked Ms. Sable what impact a pending ordinance has on encouraging or discouraging oil & gas companies who want to come in to the region. Ms. Sable stated she believed it would have the same affect. If someone were to come in today with an oil & gas application, it would be submitted under the pending ordinance even though it's not enacted.

Mr. Lamperski asked Ms. Sable about the "multi-municipal plan." Ms. Sable explained that it is similar to a comprehensive plan. Multiple municipalities would get together, and they would have a joint comprehensive plan. Each municipality agreeing to take on certain industrial/commercial uses or residential uses, etc. Each municipality would have their own ordinance with respect to those uses, but the multi municipal plan would show the state that the fair share for each use has been accounted for by the multi-municipalities. There was a discussion on this.

Seeing there were no further questions or comments Mr. Lamperski asked for a motion to table since they received so much new material to review. Mr. Winikoff moved to table Review of proposed Ordinance No. 648-2018 Zoning Ordinance, seconded by Mr. Lampark and carried.

NEW BUSINESS – NONE

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Ms. Coombs moved to adjourn at 9:18 p.m., seconded by Mr. Winikoff and carried.

Respectfully submitted,



Tara Roth
Planning Commission Secretary

Audience: 49