

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
May 18, 2021**

The May 18, 2021 meeting of the Planning Commission was held through an authorized telecommunication device provided by Zoom Video Communications.

Mr. Lamperski called the meeting to order at 8:09 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Wayne Changpresent
Laura Coombs absent
Colin Lamparkpresent
Blaine Lamperski, Chairpersonpresent
Robert O'Connorpresent
Robert Schupanskypresent
Stephen Winikoff, Vice Chairperson absent

ENGINEER:

Sid Mistri, Senate Engineering Companypresent

SOLICITOR:

Alyssa Golfieri, Babst Callandpresent

STAFF

Tim Phillips, Building/Zoning Officialpresent
Tara Roth, Planning Commission Secretary.....present
Rege Ebner, Borough Manager.....present

APPROVAL OF MINUTES

Mr. Lamperski asked for a motion to approve the April 20, 2021 meeting minutes. Mr. Lampark moved to approve the minutes of April 20, 2021, seconded by Mr. Chang and carried.

OLD BUSINESS –

LPF 21-04-02 Beanjo LLC Office Building Preliminary & Final Land Development

Mr. Richard Barton of Beanjo, LLC, 235 Camp Run Road, Harmony, PA 16037 (the applicant) and Mr. Matt Bagaley of The Gateway Engineers, 100 McMorris Road, Pittsburgh, PA 15205 were back again with revisions they made based on the comments from last month's Planning Commission meeting from the Planning Commission, Senate Engineering and Mr. Phillips. Mr. Bagaley explained the changes made per the engineer's review letter and Mr. Phillips' staff report. He feels they have resolved all the comments from the engineer and Mr. Phillips. He explained they put all four modifications being requested in writing as Ms. Golfieri requested. Last month they

talked about a fifth modification they were thinking about requesting for reducing the berm width of the pond but they were able to adjust the pond to accommodate the 4 ft. width as requested by the ordinance and Senate Engineering's review. As requested last month, they did a number of test holes on the site to have their in-house geo-technical engineers render their opinion concerning the modifications requested. They submitted those documents.

They have made applications to the County for an NPDS permit. They have received minor comments at this point and were going to re-submit those back to the County this week. They have also applied for the PennDOT HOP permits for the driveway and sidewalk.

Mr. Lamperski asked, with putting the sidewalks in, what does that do in terms of driving any of the modifications requested. Mr. Bagaley explained it drives the maximum disturbed slope because the only steep (40% and greater) slopes on the site are those slopes that are immediately adjacent to Rochester Road (.02 acres of that slope – basically 800 square feet) where they would install the sidewalk.

Ms. Golfieri stated she would like to see the statements contained in both letters explaining the modifications (the original March 31, 2021 letter with the most recent April 29, 2021 letter) combined into one document. Mr. Mistri asked for that letter to be signed and certified by their geo-technical engineer.

Seeing there were no more comments or questions from anyone, Mr. Lamperski asked for a motion. Mr. Lampark made a motion to recommend for approval to Council LPF 21-04-02 Beanjo LLC Office Building Preliminary & Final Land Development subject to updating their April 29, 2021 letter as stated by Ms. Golfieri & Mr. Mistri and also subject to Senate Engineering's review letter dated May 14, 2021 and Mr. Phillips' Staff Report dated May 13, 2021. This was seconded by Mr. O'Connor and carried.

Comprehensive Plan Review

Mr. Phillips reported there were four RFP submittals received. Mr. Ebner advised Council would like a recommendation from the Planning Commission by June. There was a discussion on scheduling interviews with the candidates along with Ohio Township Planning Commission members. Mr. Phillips will check with Ohio Township and see what date works best for them (tentative June 8 or 9 at 6:30 – with interviews in 30 minute intervals (20 minutes for the candidate to discuss their proposal and 10 minutes for questions). Mr. Schupansky suggested this to be a joint public meeting and allow public comments at the end of the meeting.

Ordinance Review Chapter 212-1901.I Animal Husbandry – chickens.

This was recommended for approval to Council at last month's Planning Commission meeting and the final draft with all the recommendations from the Planning Commission has been handed over to Council.

NEW BUSINESS – NONE

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Mr. Schupansky moved to adjourn at 8:38 p.m., seconded by Mr. O'Connor and carried.

Respectfully submitted,



Tara Roth
Planning Commission Secretary
Audience: 2