

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
May 19, 2020**

The May 19, 2020 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 8:00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Wayne Changpresent
Laura Coombspresent
Colin Lampark absent
Blaine Lamperski, Chairpersonpresent
Robert O'Connorpresent
Robert Schupansky absent
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

APPROVAL OF MINUTES -

Mr. Lamperski asked for a motion to approve the February 18, 2020 meeting minutes. Mr. Winikoff moved to approve the minutes of February 18, 2020, seconded by Mr. O'Connor and carried.

OLD 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**

Ms. Elizabeth Meeder (the applicant/owner), Ms. Shelley Boyle and Clint Rounsfull (JLL, Project Managers), John Finnemore (Project Manager for Primrose Corporate), Jim Kassay (ADA-Project Architect), and Jonathan Garczewski (Gateway Engineers) were all present. They first came to the Planning Commission with this application at the January 21, 2020 meeting. They are back today with revisions they have made per recommendations from the Planning Commission, Mr. Phillips (Building/Zoning Official) and Mr. Malak (Borough Engineer). Ms. Meeder explained this proposed development

once again. She noted they added a drop off lane, increased the outdoor playground space to be in excess of the required 65 sq. ft. per child; they've maintained all 87 parking spaces and have noted the lighting variances which were granted to this lot when it was part of the Sheetz/hotel project. In addition, they have made a lot of progress in obtaining required permits and approvals. The utilities are coordinated with the respected departments. They have approval from the Allegheny County Health Dept. They have received the NPDES approval and are in the final stages of Code.Sys review.

Ms. Boyle showed a slide presentation with the changes they have made. Essentially the exterior of the building has not changed from the last presentation. On all four elevations of the building there are breaks on all surfaces of the outside walls as per the code. In addition, the building signage is located at the front of the building only, over the entrance. The sign is an interior illuminated LED sign. She showed some additional details on the finishes of the building and the monument sign at the street. The monument sign will also be an interior illuminated LED sign having an overall structure of 22 sq. ft. with the lighting level adjusted to the guidelines set forth by Franklin Park Borough. The revised site plan shows changes they made so they did not have to seek variances. They were able to shift the location of the building which gave them a larger playground area. They were also able to maintain the 87 parking spaces (24 required for teachers and 63 spaces required for the number of students in the school) and they added the drop-off lane. Mr. Winikoff asked about the drop-off lane not being at the front entrance. Ms. Boyle explained the policy of the school is that all parents park and are required to walk their student into the building. So realistically, the drop-off lane would not be used. They have retained the two street entrances, one off of Wexford-Bayne Road and one off of Nicholson Road. She showed the playground equipment that would be installed in the playground.

Mr. Phillips and Mr. Malak had no comments and no issues and just had minor items on their reports that needed addressed.

Mr. Lamperski asked if the Planning Commission had any other comments or questions and asked if there was anyone present who wanted to speak on this proposed development. There was no other comments or questions.

Mr. Lamperski asked for a motion on this development. Mr. Winikoff moved to recommend approval to Borough Council of LPF 20-01-01 Primrose Day Care Center Preliminary & Final Land Development, subject to compliance of Mr. Phillips' Staff Report dated March 16, 2020 and Mr. Malak's letter dated March 13, 2020, seconded by Mr. O'Connor and passed. Ms. Coombs moved to recommend approval of CU 20-01-01 Primrose Day Care Center Conditional Use application, subject to compliance of Mr. Phillips' Staff Report dated March 16, 2020 and Mr. Malak's letter dated March 13, 2020, seconded by Mr. O'Connor and passed.

- **LPF 19-05-02 Bliss Subdivision Revision for the street entrance relocation and connection to Reis Run Road**

Mr. Thomas Bost and Ms. Christina Bencho (applicants), Mr. Dan Gramc (attorney for the developer) and Mr. David Hager (engineer, PVE, LLC) were all present to discuss revisions

and answer any questions. Mr. Gramc gave an update on the subdivision. This application first came to the Planning Commission last Summer (2019). They were working on coming into this plan off of Washington Lane. There were revisions to that to try to get access from Reis Run Road. They had some issues and they spent a lot of time trying to work with the Washington Lane residents and Borough staff to come up with a solution that would work. They addressed the recommendations in Mr. Phillips' Staff Report and Mr. Malak's letter. They are asking for 5 modification/waiver requests which Mr. Gramc went over.

Modification #1 – Requested modification from Section 184-910-B. Steep Slopes - to disturb a higher percentage of existing slopes as outlined below:

- Slopes between 8%-15%: max. permitted disturbance 75%, proposed 95%
- Slopes between 15%-25%: max. permitted disturbance 55%, proposed 83%
- Slopes between 25%-40%: max. permitted disturbance 35%, proposed 56%
- Slopes over 40%: none

Modification #2 – Requested modification from Section 178.4.C(3)(C)(3) – Longitudinal slopes shall be no greater than 4 percent.

Modification #3 – Requested modification from Section 184-904.A.(9).(a), which requires public cul-de-sac streets to be labeled court.

Modification #4 – Requested modification from Section 184-905.D.6.(e), which requires a maximum allowable street grade of 5% for a minimum distance of 50 feet at approaches to intersections.

Modification #5 – Requested modification from Section 184-905.D.9.(e), Table 184 Attachment 1, which requires minimum spacing for street intersections of 200 feet.

Mr. Gramc explained the revisions made to this 10 lot subdivision that accesses Memory Lane Court and will be 120 feet from the existing Washington Lane. They have modified the waivers and believe them to be much less significant and address the major issues. They received a letter signed by all the residents of Washington Lane supporting this new plan and supporting the waiver request.

Mr. Phillips and Mr. Malak had minor issues that needed to be cleaned up but were ok to move this on to Council, stating the revisions would need to be submitted by the Council Agenda deadline of May 21, 2020. Mr. Hager agreed to this.

Mr. Lamperski asked if there were any other comments or questions from the Planning Commission or anyone else present. Hearing none he asked for a motion. Mr. Lamperski explained they would be doing six motions in all, one for each modification request and one for the plan itself.

Ms. Coombs moved to recommend for approval to Borough Council Modification #1 Steep slopes, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 15, 2020, seconded by Mr. Chang and passed.

Mr. Winikoff moved to recommend for approval to Borough Council Modification #2 Longitudinal slopes no greater than 4%, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 15, 2020, seconded by Mr. O'Connor and passed.

Ms. Coombs moved to recommend for approval to Borough Council Modification #3 Cul-de-Sac streets to be labeled court, seconded by Mr. Winikoff. This was not passed.

Mr. Winikoff moved to recommend for approval to Borough Council Modification #4 Maximum Allowable Street Grade of 5%, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 15, 2020, seconded by Ms. Coombs and passed.

Mr. Winikoff moved to recommend for approval to Borough Council Modification #5 Minimum Spacing for Street Intersections of 200 feet, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 15, 2020, seconded by Ms. Coombs and passed.

Ms. Coombs moved to recommend for approval to Borough Council LPF 19-05-02 Bliss Residential Land Development Preliminary & Final Subdivision application revised, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 15, 2020, and also qualified by the Planning Commission recommending for approval the modifications #1, #2, #4 and #5. Seconded by Mr. Winikoff and passed.

NEW BUSINESS –

- **SPF 20-04-01 Robert H. and Deborah L. Luffy Preliminary & Final Subdivision Application**

Mr. Robert Luffy (property owner) and Mr. Thomas Cenna (engineer, Hampton Technical Assoc.) were present to discuss this subdivision application. Mr. Cenna stated this is a 6 lot subdivision located on 2000 Sturbridge Drive. No waivers or variances are being requested. They are not seeking building permits at this time. They are just looking to subdivide the property and sell the lots. The only improvements they are proposing at this time are installation of a low pressure force main and are currently working with MTS&A and DEP on receiving the approvals for those two items. There are two connections, one on McAleer and also an emergency access road from Brimfield down to Walruth Lane.

Mr. Phillips stated this was a simple and straight-forward plan. The lots are on an existing road. The biggest obstacle is going to be for them obtaining the sanitary sewer approval which is always difficult due to the failing systems. But he has no issues to hold it back from Borough Council. Mr. Malak also stated he had no issues.

Mr. Lamperski asked if there were any comments or questions from the Planning Commission or anyone else present. Hearing none he asked for a motion.

Mr. Winikoff moved to recommend for approval to Borough Council SPF 20-04-01 Robert H. and Deborah L. Luffy Preliminary and Final Subdivision Application, subject to Mr. Phillips' Staff Report dated May 15, 2020 and Mr. Malak's letter dated May 6, 2020, seconded by Ms. Coombs and passed.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Mr. Winikoff moved to adjourn at 9:00 p.m., seconded by Ms. Coombs and carried.

Respectfully submitted,



Tara Roth
Planning Commission Secretary
Audience: 14