

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
July 21, 2020**

The July 21, 2020 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:

Wayne Changpresent
Laura Coombspresent
Colin Lamparkpresent
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 June 16, 2020 meeting minutes. Mr. Winikoff moved to approve the minutes of June 16, 2020, seconded by Mr. O'Connor and carried.

OLD BUSINESS – NONE

NEW BUSINESS –

SPF 20-07-02 Wetzel Plan No. 1 Preliminary & Final Subdivision Application

Mr. Christopher Wetzel, the applicant and property owner, 1613 Amicitia Lane, and Mr. Ryan Sheffler of Sheffler & Company, Inc. (Engineer) were present to speak on this proposed subdivision. This proposed subdivision will combine four lots owned by Mr. Wetzel and create 8 new lots. They also obtained a portion of property from Mary Lou Coyle, 2308 Nicholson Road, to meet setback requirements on Lot 6 in agreement to move the sewer line up to her property as well. These new lots include easements to accommodate a new sanitary sewer extension (coordinated with Ohio Township). The

new 50' wide private road right-of-way will be located partially within Ohio Township and partially within Franklin Park Borough. They went through Ohio Township first to get approval of the new private lane which is next to lot 3. The two new lots (Lots 6 and 7) will have private driveways to tie into Nicholson Road since they would be unable to connect to Amicitia Lane. There would be 3 driveways within 180 feet between Lot 1 and the existing Coyle property. Lot 8 is mostly unbuildable and they may make it all green space. They got approval through Ohio Township for a waiver to access Lots 4 and 8 on to the new private lane. There have been no waivers requested to Franklin Park Borough for this proposed subdivision.

Ms. Golfieri explained since these lots are in two different areas (Ohio Township & Franklin Park Borough) there are aspects that Franklin Park has jurisdiction over and some aspects that Franklin Park does not have jurisdiction over. The actual specification as to the construction of the road in that portion of Ohio Township (i.e. how it connects, HOP) that is all Ohio Township responsibility. Franklin Park Borough has requirement to say these lots need access on a certain type of road. With this proposed subdivision they need access on Nicholson Road. Therefore, the applicant would need to show a plan that shows adequate access, per Franklin Park Borough Ordinance, to Nicholson Road.

Mr. Malak and Mr. Phillips had some items that needed cleaned up before recommendation of approval to Borough Council. The Planning Commission suggested Mr. Wetzel get these items cleaned up and come back next month. At that time Ms. Golfieri asked Mr. Wetzel if he would be willing to sign a Consent to Extension of Time for this application since, when he filed his application, the time limit date was Sept. 9, 2020. Since he would be coming back to the Planning Commission in August and the following month's Council meeting would be September 16, 2020, Mr. Wetzel agreed to the extension of time of September 17, 2020.

After hearing there were no more questions or comments from the audience or Planning Commission Mr. Lamperski asked for a motion. Ms. Coombs moved to table SPF 20-07-03 Wetzel Plan No. 1 Preliminary & Final Subdivision Application. This was seconded by Mr. O'Connor and passed.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Ms. Coombs moved to adjourn at 8:20 p.m., seconded by Mr. Winikoff and carried.

Respectfully submitted,



Tara Roth
Planning Commission Secretary
Audience: 2