

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
February 15, 2005**

The February meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: the Chairman, Mr. Paul Black, Ms. Michelle Pfister, Mr. David Quatchak, Mr. Robert Schupansky, Mr. Stephen Donaldson and Mr. Robert Salvatora. Ms. Janet Demma, was absent. Staff members present were Mr. Ambrose Rocca, Borough Manager and Mr. Tim Phillips, Building Inspector/Zoning Officer. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burkhardt, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Mr. Black called the meeting to order at 8:00 p.m. Mr. Black called for the approval of the November 16, 2004 meeting minutes. Mr. Donaldson moved to approve the minutes as provided. Mr. Salvatora seconded the motion. The motion carried.

OLD BUSINESS – None

NEW BUSINESS - Nancy Riding - 2544 Wexford Bayne Road Conditional Use Application

Mr. Black asked that Nancy Riding come forward to give the details of her intentions of keeping horses on her property. She stated that she would like to keep two or three horses and would convert an old three car garage into a three stalls for the horses and would eventually add on a garage for their cars.

Mr. Donaldson asked if she intended to clear the land. She explained that the property, formally the Blaine farm, already had an existing meadow. Only trees that are unsafe and brush would be removed.

Mr. Black asked Mr. Phillips if he had any concerns. Mr. Phillips said that this conditional use would go before Council with the condition that the electric fence they plan to install be posted every 50 feet warning that it is an electric fence, but he stated he could see no problems.

Mr. Salvatora made a motion to approve the Conditional Use 05-02-01, Nancy Riding requesting horses for private use, subject to the Staff Report of February 8, 2005. Mr. Quatchak seconded the motion. The motion was carried.

The Fields of Nicholson – Revised Tentative & Revised Final Phase 1

Attorney Matthew Marshall of Dillon McCandless King Coulter & Graham L.L.P. and Mr. Dan Sosso of Signature Homes, Inc. came forward to discuss the purpose for the Tentative approval that will establish set backs for structures. The second application for final approval is for the adjustment of some of the dimensions of the lot lines.

Mr. Phillips stated that these were minor issues and all conditions and details are still in force.

Mr. Quatchak noted, as originally zoned R-3, this property was required to have a rear setback of 30 feet. With the PRD approval, relief was granted for 20-foot setbacks. The developer is now

asking for relief of an additional 5 feet, a reduction totaling 50 percent. Mr. Quatchack feels that the total reduction is not a minor issue and will result in buildings, decks, and patios being too close together.

A motion was made by Mr. Donaldson to recommend approval of the PRDF 05-02-01 - Revised PRD Final Phase 1 and PRDT 05-02-01 Revised Tentative approval subject to the Staff Reports dated February 9, 2005 and the WEC Report dated February 10, 2005. Mr. Salvatora seconded the motion. The motion carried by the majority. Mr. Quatchak voted no.

New Heights Church of God – Preliminary & Final Land Development & Conditional Use

Chris Winslow of Winslow Engineering and Pastor Ken Church from the New Heights Church of God were asked to present the site plans for the construction of a new 10,111 sq. ft. church that would be located at Wharrey Drive and Nicholson Road.

Mr. Winslow stated that the church would be constructed on 13 acres in the R-1 zoning district for which they will be requesting Conditional Use. The building will be 4,000 sq. ft. and would seat 100 people.

They are requesting a variance for the reduction of the parking lot to 65 parking spaces and a request for a modification from being required to install a portion of sidewalk on the east side of the proposed entrance on Wharrey Drive.

They will change the detention facility from a 3 to 1 slope to a 2 to 1 slope so they won't disturb so many trees.

Mr. Nedzesky stated his concerns with the type of soil that will allow for proper infiltration of ground water. Mr. Jerry Horn of Horn Construction was present to address this stating that he had a soil scientist test the soil for a drip irrigation system and he reported that there were good percolation rates.

Mr. Phillips asked if public water came down Wharrey Drive and had they talked with West View Water Authority. They stated that they are working with Gary Sippel getting his water.

At this time Mr. Black asked the members of the audience who wished to voice their question or concerns to come forward:

John Wharrey of 2360 Wharrey Drive had concerns regarding zoning and the storm water detention pond and would it breed insects and will it be safe for children. He also is concerned with sewage and what changes could come about in the future. He asked if residents be made aware of any future approvals.

David Benson of 2364 Wharrey Drive was concerned about the width of the road and if the church would hold "special occasions" that would cause a big crowd that would use the road for parking. Another concern is the noise that already exists from I 79 would increase once the land is cleared and the lighting at the church being too bright.

Kathy Prady of 2360 Wharrey Drive spoke about the increased traffic caused by Blueberry Hill Park that would be compounded by the church and pose a safety risk for the children and could increase crime. Ms. Prady is also concerned that their wells could be affected.

Richard Hagy of 2375 Wharrey Drive was concerned about the lost tax revenue and the church lowering the value of their properties. He was also concerned that the rest of the property would be developed.

Charles Windisch of 2377 Wharrey Drive was also concerned with lost tax revenue.

Joseph Baumgartner of 2362 Wharrey Drive suggested that the entrance to the church be moved closer to Nicholson Road because it is directly adjacent to his driveway.

Larry Schenken of 2370 Wharrey Drive wants to be sure that there will be no parking on Wharrey Drive.

Bob Lang of 2379 Wharrey Drive was concerned about the church lighting at nighttime events.

Diane Benson of 2364 Wharrey Drive spoke on behalf of all the residents on Wharrey Drive expressing their love for their small community and their hope for it to remain a safe, friendly and aesthetically pleasing place to live.

Dr. Kipp of the EAC suggested that they put landscaping around the detention pond and landscaping to help reduce noise.

Mr. Quatchak asked the residence to leave a copy of their list of concerns for the Staff and the Borough Engineer.

Both Mr. Salvatora and Ms. Pfister addressed the residents and the church representatives encouraging them to work together to compromise and act as good neighbors.

At this time Mr. Black asked for a motion to table the request. Mr. Salvatora made the motion and Ms. Pfister seconded it. The motion carried.

Mr. Black called for a motion to adjourn at 10:15 p.m.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
March 15, 2005**

The March meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: the Chairman, Mr. Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Mr. Stephen Donaldson and Mr. Robert Salvatora. Ms. Michelle Pfister, Ms. Janet Demma, were absent. Staff members present were Mr. Ambrose Rocca, Borough Manager and Mr. Tim Phillips, Building Inspector/Zoning Officer. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burkhardt, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Mr. Black called the meeting to order at 8:00 p.m. Mr. Black called for the approval of the February 15, 2004 meeting minutes. Mr. Quatchak moved to approve the minutes as provided. Mr. Salvatora seconded the motion. The motion carried.

OLD BUSINESS – New Heights Church of God – Preliminary & Final Land Development & Conditional Use

Mr. Black asked Mr. Christopher Winslow of Winslow Engineering to bring the Commission up to date on any revisions made since the February meeting.

Mr. Winslow began by telling the Commission that a variance was granted by the Zoning Hearing Board for the reduction of parking spaces that are required. He went on to say that he met with Mr. William Kipp, EAC Chairman, to find the best plantings to diffuse the headlights that may shine on the homes directly across from the entrance to the church during evening events. Mr. Winslow explained that the entrance couldn't be moved to a location further down Wharrey Drive where there are no houses, because the drip irrigation system must be in that location. Therefore, to accommodate the residents, the entrance will be a "Y" with an island that will contain the plantings of choice. Also, at the request of the residents, the retention pond was moved further away and out of sight. It will hold less than 4 feet of water and therefore a fence is not required. The topsoil pile will also be moved.

After some discussion about the traffic flow and possible hazards that the "Y" may cause, members of the Commission suggested that a stop sign and a right-turn-keep-moving sign be put up.

Mr. Black asked if the water issue was resolved. Mr. Winslow said no changes have been made to the plan to connect at Nicholson Road. They talked with West View Water Authority and they had no issues with that.

Once again, several residents from Wharrey Drive approached the Commission with their concerns. Mr. Black recalled some of the concerns from the last meeting and asked individuals if the previous concerns were now resolved with the revisions that the Engineers have made. After several reiterated some of the same issues where still a concern, the main grievances remained the location of the entrance and the safety issue due to the narrow road.

Mr. Black stated that the Commission could either table the discussion or make a motion to give approval for the Preliminary and Final Land Development and Conditional Use.

Mr. Black asked Mr. Winslow for an extension for the Conditional Use until April 22, 2005. Mr. Winslow agreed.

At that, Mr. Salvatora made a motion to approve the LPF 05-02-02 New Heights Church of God Preliminary and Final Land Development Application and CU 05-02-02 Conditional Use Application subject to the Staff Report dated March 9, 2005 and the WEC Report dated March 8, 2005 with the addition of a stop sign at the exit for those turning left on Wharrey Drive and a right-turn-keep-moving sign for those turning right.

Mr. Black asked for a roll call vote:

Mr. Donaldson	Yes
Mr. Quatchak	Yes
Mr. Salvatora	Yes
Mr. Schupansky	Yes
Mr. Black	No

The motion carried by a four to one vote.

Mr. Black told the residents that there is still an opportunity to be heard by attending the council meeting when it goes before council.

NEW BUSINESS – Conditional Use - Edward & Henrietta Gillett – 1794A Locust Road

Mr. Edward Gillett came forward to discuss the construction of a 24 x 32 foot detached garage in the rear of his property.

Mr. Black asked the purpose of the garage. Mr. Gillett stated that he intended to use it for his vehicles and boat.

Mr. Black asked if the garage would be used for commercial use and if there are any objections from his neighbors. Mr. Gillett answered no to both questions.

Mr. Quatchak made a motion to approve the Conditional Use CU-05-03-03 to construct a 768 sq. ft. detached garage. Subject to the Staff Report dated March 9, 2005. Mr. Schupansky seconded the motion. The motion carried.

St. John Neumann – Pre application

Mr. Schupansky recused himself from discussion, as he is a member of the church.

Mr. Rob Gaertner, Chairman of the building committee, presented the pre-application proposal for the 19,000 sq.ft. addition for a multipurpose room. The existing space will be reconfigured into office space, classrooms, storage space and a future kitchen as well as some open space. The main entrance will be enclosed to make a lobby.

The more significant changes will be to the outside where parking spaces will be added level with the church for the elderly and handicapped. They are proposing a lot of 33 spaces and will

require reconfiguration of the driveway. The existing parking lot will remain in tact but will be shifted 5 feet back to provide space between the building and parking and they will create an island. There will be changes in the back of the site where they will move the excavated earth to re-grade the area. Some of the trees on Rochester Road will be relocated. Mr. Kipp has been consulted regarding the trees and there are some site line issues.

Mr. Quatchak suggested that they keep the parking behind the building and not disturb the lawn that adds aesthetics to the church.

Mr. Black asked those in the audience who wish to speak regarding their concerns to come forward:

Mr. Todd Rhule of 1004 Willow Lane explained that he lived south of the church and listed his concerns:

- The storm water management was never properly designed and permitted at the church.
- Discharge point not designed with safety in mind.
- Discharge point causing excessive road erosion at curb and adjoining property.
- The line of site needs to be at the required 350 feet.
- If church plans were approved as drawn, they would need an enhanced buffer along the property line that abuts their property.

Mr. Stephen Budkey of 2227 Rochester Road reported that with heavy rains his yard gets flooded from the excessive run off that crosses the road.

Mr. Mike Schauder of 2225 Rochester Road reported that his driveway gets washed out as a result of the discharge.

Mr. Phillips told the residents that he and Mr. Nedzesky would look into the problem.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
April 19, 2005**

The April meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: the Vice Chairman, Steven Donaldson, Mr. David Quatchak, Mr. Robert Schupansky, Ms. Michelle Pfister and Mr. Robert Salvatora. Chairman, Mr. Paul Black and Ms. Janet Demma, were absent. Staff members present were Mr. Ambrose Rocca, Borough Manager and Mr. Tim Phillips, Building Inspector/Zoning Officer. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burkhardt, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Chairman Mr. Paul Black is recovering from knee surgery. Vice Chairman Steven Donaldson conducted the meeting and called the meeting to order at 8:00 p.m. Mr. Donaldson asked for a motion to approve the March 15, 2004 meeting minutes. Mr. Quatchak moved to approve the minutes as provided. Ms. Pfister seconded the motion. The motion carried.

OLD BUSINESS – None

NEW BUSINESS – St. John Neumann RC Church - Revised Preliminary & Final Land Development & Revised Conditional Use

Mr. Schupansky recused himself from discussion, as he is a member of the church.

Mr. Rob Gaertner, Chairman of the building committee, Father William Bovard and Landscape Architect, John Werley were present to discuss the revisions made since the preliminary review at the March meeting. Mr. Gaertner went over the issues that the Commission had concerning the storm water management, parking lot and sidewalks.

At the advice from the Commission to enhance the parking lot landscape, they reduced the lot by 10 spaces eliminating 4,000 sq.ft. of asphalt allowing them to create a larger island with plantings and create a retention basin for storm water. They consulted with Mr. William Kipp, Chairman of the EAC and he approved of their plans. There are no significant changes to the interior.

Mr. Werley presented the future proposal of the storm water management in the various places on the property with regard to the new addition and parking lots. However, Mr. Nedzesky reported that the pre-existing storm water problem that was a concern to some of the neighbors at the last meeting has not been addressed and therefore he is unable to make any assessment until they present a solution.

They requested a modification to eliminate the required sidewalks from the south side of the driveway to the property along Rochester Road because of the landscape that drops 4 or 5 feet in grade at the adjacent Willow Lane property. In addition, there are utilities (water, gas, sanitary sewer) in the area that would add to the difficulty in putting in sidewalks.

Mr. Todd Rhule who owns the adjacent property on Willow Lane, could not attend the meeting but sent a letter stating that if the issues that he had with the church property were addressed,

he would offer to extend the sidewalk area from St. John Neumann through his 50 foot right-of-way at his expense with the exception of the movement of the utility pole. He hopes that a compromise could be reached.

Ms. Barbara Matera of 1622 King James Drive asked if Mr. Rhule was required to put in sidewalks when he bought his property. Mr. Phillips stated that sidewalks aren't required with minor subdivisions.

There was lengthy discussion concerning the sidewalk issue. Mr. Quatchak would like sidewalks along Rochester to Franklin Town but agreed that it may be too impractical. Mr. Quatchak added that there was time to decide on the sidewalks and could be brought back to the table at a later time.

Mr. Phillips suggested that the church provide a pedestrian easement over their property where the public sidewalk has been proposed outside of the road right-of-way. They agreed.

Mr. Donaldson asked Mr. Phillips if he had anything to add from his staff report. Mr. Phillips stated that his comments were items that could be addressed between now and their next revision.

Mr. Gaertner asked if they could have the Commission's approval contingent upon solving these major issues.

The Commission was divided in their thoughts on giving approval until the issues were solved.

Mr. Rocca offered the possibility to hold a short meeting before the Comprehensive Plan meeting scheduled for May 10, 2005 if Mr. Gaertner thought there would be enough time to solve the issues.

David Quatchak moved that the Commission table the application of the Revised Preliminary and Final Land Development and the Revised Conditional Use. Ms. Pfister seconded. The motion carried.

Mr. Gaertner requested that they try to come to the May 10th meeting and asked for a day to see if it was feasible.

Comprehensive Plan Update

Mr. Quatchak asked his fellow Commissioners if anyone had received a draft of the Comprehensive Plan as planned at the last meeting. Mr. Rocca announced the draft had not been sent to the Planning Commission. Mr. Quatchak expressed concern that the Planning Commission is charged by the Municipal Planning Code with developing the Borough's plan but has yet to be involved in the process. All commissioners present agreed with this concern. Mr. Rocca stated the Planning Commission will be involved in the public meeting on the plan. Mr. Quatchak indicated his opinion that this is not sufficient involvement for the Commission, because public meetings and work sessions are different, and asked Mr. Rocca to provide the two newest member of the Commission with copies of the existing Comprehensive Plan.

Mr. Donaldson called for a motion to adjourn at 9:45 p.m.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
May 24, 2005**

The May meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Ms. Janet Demma and Mr. Robert Salvatora. Mr. Stephen Donaldson and Ms. Michelle Pfister were absent. Staff members present were Mr. Ambrose Rocca, Borough Manager and Mr. Tim Phillips, Building Inspector/Zoning Officer. Also present were Mr. William Kipp, E.A.C. Chairperson and Mr. John Rushford, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Chairman Mr. Paul Black called the meeting to order at 8:00 p.m. Mr. Black asked for any additions or correction to the May 10, 2004 meeting minutes. Ms. Demma moved to approve the minutes after some corrections were made. Mr. Salvatora seconded the motion. The motion carried.

OLD BUSINESS – None

NEW BUSINESS – YMCA – Outdoor Pool – Preliminary & Final Land Development & Conditional Use

Mr. James Radock of Ross Schonder Sterzinger & Cupcheck (RSSC Architecture) was present to review the changes to the plans and discuss the addition of an outdoor pool.

Mr. Radock explained minor changes to Phase 1 of the paving plan that had been previously submitted. They have requested going from concrete curbs to rolled asphalt at areas that are not adjacent to sidewalks stating that they would be easier to plow.

Also, additional trees will be added along Nicholson Road to replace those that were taken out after they were told by the EAC that the existing trees, primarily Cherry and Locust, would not survive the excavation process.

Mr. Black asked Mr. Kipp if he agreed with what had been stated. Mr. Kipp said that he did agree and that his primary concern was enough screening be made available between the YMCA and Theresa Wolfarth's property. He also stated that although the YMCA had gone beyond what the ordinance requires, he could not be sure that the screening will be adequate.

Nancy Lonnett Roman, Landscape Architect from Pashek Associates, stated that evergreen trees were the best trees for the screening.

Mr. Nedzesky asked if someone would be looking into the topsoil pile on the southwest corner to see if it is stable. Mr. Radock stated that a soil specialist would be out to look at it.

Mr. Radock presented drawings for Phase II that include an outdoor pool that will be 3400 square feet of water area and a water slide with spray features. There will be a concrete deck and beyond that, a grass area. All of it will be fenced in by a 6-foot high decorative aluminum fence that will look like black wrought iron. Evergreen trees will surround the fence to provide a

dense screen. There will be only one entrance to the pool that will be accessed through the building. The pool will be for YMCA members only.

The drawings include a proposed 24' X 24' concession stand with restrooms and some storage. The concession stand is not required for the function of the pool and will only go in if there is money left in the budget.

Mr. Black asked Mr. Radock to explain why the outdoor pool was not part of the original plan that was approved and why are they now coming before the Commission to request an outdoor pool.

Peter McGinty of the YMCA of Pittsburgh explained that they received a donation from a benefactor who wanted the pool. At that, Ms. Demma asked Mr. McGinty why they chose to name the project Baierl Family YMCA and not Baierl-Franklin Park YMCA when the value of the land provided by the borough is at least equal to the value of the donation.

Mr. McGinty stated that he would take that into consideration.

Mr. Black asked if anyone from the audience wanted to be heard.

Theresa Wolfarth, 2573 Nicholson Road came forward to express her deep concerns for the quality of her life and her property once the pool is opened. With her house approximately 250 feet from the pool, her major concern was the noise. Other concerns were the lights and the value of her property. She stated that she is against the outdoor pool.

The Commission members expressed concern for the welfare of Mrs. Wolfarth and asked the representatives from the YMCA to suggest remedies.

Mr. Radock suggested that they plant trees or build a mound that would abut or even overlap her property with some trees on top.

Mr. Quatchak asked about the possibility of a sound proof wall. Mr. Radock was agreeable to all these suggestions.

Mr. Quatchak asked what hours the pool would operate. Mr. Bill Kunert of North Hills YMCA stated that the hours generally are 12 noon to 8 p.m. and swim team practice would be held indoors.

Laura Coombs, 2554 Shellburne Drive came forward to speak in favor of the pool and thought that it is good for the children to have a place to swim outdoors.

Lauren Reid, 2477 Wedgewood Drive is also in favor of the pool and has been a family member for many years at the North Hills YMCA and would want her family to continue enjoying the outdoor pool.

Wayne Haas, 2568 Nicholson Road stated that because the area is zoned residential he feels that the value of his home is diminished.

Mr. Black asked Mr. Kipp to comment on the possible barriers that have been suggested. After reiterating all the possibilities, Mr. Kipp stated that all were good suggestions and has opened up dialogue that is very beneficial.

Mr. Salvatora asked the YMCA team to do whatever it takes to remedy the noise problem for the properties in the immediate area.

Mr. Quatchak requested that they provide a screen for the water slide.

Mr. Quatchak made a motion to recommend approval of the Revised Preliminary & Final Land Development Application LF 05-05-01 and Revised Conditional Use Application CU 05-05-05 subject to the Staff Report dated May 19, 2005 and the WEC Report Dated May 16, 2005 and subject to several large trees being planted to provide screening for the slide and any of the sound proof barriers stated by Dr. Kipp, including: Planting large trees 5 ft or higher, a berm close to the pool, trees on top of the berm, sound proof wall with trees on top of the berm adjacent to Mrs. Wolfarth's property. Ms. Demma seconded the motion. The motion carried.

Ms. Demma made a motion to adjourn at 9:11 p.m.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
June 21, 2005**

The June meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky and Ms. Michelle Pfister. Mr. Robert Salvatora, Mr. Stephen Donaldson and Ms. Janet Demma were absent. Ms. Demma had a conflicting Parks & Recreation meeting. Staff member, Mr. Tim Phillips, Building Inspector/Zoning Officer, was present. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Jocelyn L. Perry, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Chairman Mr. Paul Black called the meeting to order at 8:05 p.m. Mr. Black asked for any additions or correction to the May 24, 2004 meeting minutes. Having none, Mr. Quatchak moved to approve the minutes. Ms. Pfister seconded the motion. The motion carried.

OLD BUSINESS – NONE

NEW BUSINESS - JUSTIN RUFF – CONDITIONAL USE GARAGE

Mr. Justin Ruff and Mr. Thomas Smith came forward to discuss the plans for a 2,688 sq. ft. garage on the Smith property at 2459 Rochester Road. Mr. Ruff is purchasing the Smith property and needed a garage to store vehicles and equipment.

Mr. Black asked if the garage would be used for commercial purposes. Mr. Ruff stated that it would be for his personal use.

Mr. Black asked Mr. Smith if he had anything to add. Mr. Smith explained that his mother, Ms. Patricia Smith, owner of the property is selling it to Mr. Ruff. The sale is contingent upon the approval of the garage.

Mr. Ruff explained that the garage would be set back in the woods a good distance from the house and probably won't be seen during the summer months from Rochester Road.

Mr. Quatchak made a motion to approve the Conditional Use Garage 05-06-06 contingent upon the Staff Report dated June 15, 2005. Ms. Pfister seconded the motion. The motion carried.

**PURDY LANDSCAPING – LPF 05-06-03 PRELIMINARY & FINAL LAND DEVELOPMENT
CU 05-06-07 CONDITIONAL USE APPLICATION**

Mr. Doug Tait of Tait Engineering, Mr. Patrick Purdy and Mr. Adam Purdy were present to discuss plans for a new landscaping business on Reis Run Road. Mr. Patrick Purdy purchased 2 of the 3 parcels of the Weiss land. Mr. Patrick Purdy, the father, will live on one parcel and the nursery & landscaping business of the son, Adam Purdy, will be on the other lot where they plan to build a 1200 sq. ft. garage and a 1200 sq. ft. retail store.

Mr. Quatchak asked Mr. Tait about irrigation. They explained that there is no irrigation system at this time.

Mr. Schupansky stated that there is a drastic drop where the driveway is proposed. He wanted to know how they planned to get trucks in and out. Also, Mr. Quatchak was concerned about the possibilities of semi trucks blocking Reis Run Road.

Other questions came up concerning the site line, signage and lighting.

Because of all the unanswered questions the Commission will table the application until some of the issues are addressed.

Mr. Phillips advised the Purdys to prepare a narrative for the Commission that would fully explain what they propose and answer all the Commission's questions.

Mr. Purdy asked the Commission for an extension.

Mr. Qatchak made a motion to table the Application LPF 05-06-03 and the CU 05-06-07. Mr. Schupansky seconded the motion. The motion carried.

Mr. Black asked Ms. Theresa Wolfarth, who was in the audience, if she wanted to speak to the Commission. Ms. Wolfarth wanted to report to the Commission that she had spoken with McCandless Township Sanitary Authority (MTSA) regarding the sewer line that is in the vicinity of her home (referencing that the Commission has recommended to the YMCA to put up some kind of barrier to block the noise from the proposed swimming pool). Ms. Wolfarth explained that MTSA cannot allow planting trees or building a wall because of the sewer right-of-way. To the best of her knowledge the YMCA has not contacted MTSA to discuss this with them.

Mr. Black thanked Ms. Wolfarth for the report and asked for a motion to adjourn.

Mr. Schupansky made a motion to adjourn at 9:15 p.m.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
July 19, 2005**

The July meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Ms. Michelle Pfister, Mr. Robert Salvatora, Mr. Stephen Donaldson, Ms. Janet Demma. Staff member present were Mr. Tim Phillips, Building Inspector/Zoning Officer and Ambrose Rocca, Borough Manager. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burhardt, Borough Solicitor and Mr. Robert Nedzesky, Borough Engineer.

Chairman, Paul Black anticipated his possible absence and asked Vice Chairman, Stephen Donaldson to chair the meeting (Mr. Black was able to attend late). Mr. Donaldson called the meeting to order at 8:05 p.m. Mr. Donaldson asked for any additions or correction to the June 21, 2004 meeting minutes. Having none, Ms. Demma moved to approve the minutes. Ms. Pfister seconded the motion. The motion carried.

OLD BUSINESS – Purdy Landscaping – LPF 05-06-03 Preliminary & Final Land Development & CU 05-06-07 Conditional Use

Mr. Donaldson asked Mr. Doug Tait of Tait Engineers to discuss the changes and revisions since the meeting in June where the application was tabled. Mr. Tait stated that they have addressed most of the issues that were concerns.

Mr. Tait told the Commission that they are asking for an additional modification that prohibits disturbance slopes in excess of 40% and allows no more than 40% of slopes greater than 25% to be disturbed because they feel that strict adherence to this requirement would cause them to place a very large amount of fill along the highway right-of-way to make the proposed driveway comply.

Mr. Schupansky asked about the hours of operation. Mr. Purdy explained that the hours of operation would be seasonal (March through November). The hours and days of operation will vary depending on the seasonal operation. During the peak season of May through July they will operate from 7:30 a.m. up to dusk Monday through Saturday. They will operate some Sunday's with limited hours.

Mr. Quatchak asked if they would have a greenhouse. Mr. Purdy said they would not.

Mr. Donaldson asked Mr. Phillips and Mr. Nedzesky if they had any issues. Mr. Phillips stated that they needed to revise their lighting plan.

Mr. Nedzesky stated there were a few small issues to clear up. He feels comfortable recommending approval however they need to be cleared up before they go before Council.

Mr. Donaldson asked if anyone from the audience wished to speak.

Mr. Joseph Menner, 2141 Reis Run Road was concerned that Reis Run Road was becoming too commercial and wanted assurance that no more businesses will be allowed in the R-2 district.

Ms. Carol Renner, 2166 Reis Run Road was also concerned about how commercial the road has become.

Mr. Quatchak made a motion to recommend approval of the Purdy Landscaping Preliminary & Final Land Development Application referenced LPF 05-06-03 and Conditional Use Application referenced CU 05-06-07 contingent upon the Staff Report dated July 19, 2005 and the WEC Report dated July 13, 2005. Ms. Demma seconded the motion and the motion carried. Mr. Schupansky voted no.

NEW BUSINESS - None

Ms. Demma made a motion to adjourn at 8:45 p.m. Ms. Pfister seconded the motion.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
October 18, 2005**

The October meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Ms. Michelle Pfister, Mr. Robert Salvatora, Mr. Stephen Donaldson and Ms. Janet Demma. Staff members present were Mr. Tim Phillips, Building Inspector/Zoning Officer and Ambrose Rocca, Borough Manager. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Jocelyn L. Perry, Borough Solicitor.

Chairman, Mr. Paul Black called the meeting to order at 8:00 p.m. Mr. Black asked for any additions or corrections to the July 19, 2005 meeting minutes. After a minor correction, Ms. Demma moved to approve the minutes. Ms. Pfister seconded the motion. The motion carried.

OLD BUSINESS – None

NEW BUSINESS - Conditional Use Application – CU 05-10-08 Joseph Baumgartner

Mr. Baumgartner was present to address questions from the Planning Commission concerning the construction of a 720 sq. ft. detached garage on his property at 2362 Wharrey Drive.

Mr. Black asked Mr. Baumgartner for what purpose he needed a conditional use for his garage. Mr. Baumgartner explained that it would be 6 feet deeper making it larger than required. He further explained that he asked the Zoning Hearing Board for a variance to build 8 feet from the property line.

Mr. Black asked what he intended to use the garage for. Mr. Baumgartner stated that he would use it for personal use such as storing his cars and lawn mower etc. and would not be using it for commercial use.

Mr. Schupansky asked if his neighbors had any objections. He stated that they did not.

Mr. Black asked Mr. Phillips if he had any comments to speak of on his staff report. Mr. Phillips stated that the time limit date needed to be extended.

Mr. Baumgartner granted a two-day extension.

Mr. Donaldson recommended a motion be made to approve the Conditional Use Application for Joseph Baumgartner reference CU 05-10-08 subject to the extension and the Staff Report dated October 13, 2005. Ms. Demma seconded the motion. The motion carried.

Conditional Use Application - CU 05-10-09 Christopher Riding

Mr. Black asked if anyone was present to represent the Christopher Riding Conditional Use Application. There was not.

Mr. Salvatora moved to table the application because no one was present to answer question by the Planning Commission. Ms. Demma seconded the motion. The motion passed unanimously.

Having no further business, Mr. Black asked for a motion to adjourn.

Mr. Schupansky made a motion to adjourn at 8:15 p.m. Mr. Quatchak seconded the motion.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 15, 2005**

The November meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Mr. Robert Salvatora, Mr. Stephen Donaldson and Ms. Janet Demma. Ms. Michelle Pfister was absent. Staff members present were Mr. Tim Phillips, Building Inspector/Zoning Officer and Ambrose Rocca, Borough Manager. Also present were Mr. William Kipp, E.A.C. Chairperson and Ms. Jocelyn L. Perry, Borough Solicitor.

Chairman, Mr. Paul Black called the meeting to order at 8:05 p.m. He congratulated Mr. Ash Marwah for being elected to Council in January and announced that the December 20th meeting may be changed to December 13, 2005.

Mr. Black asked if there were any additions or corrections to the October 18, 2005 minutes. Mr. Quatchak asked to amend that the motion to table the discussion for the Conditional Use Application for Christopher Riding was seconded by Janet Demma and was passed unanimously. Ms. Demma then moved to approve the minutes. Mr. Schupansky seconded the motion. The motion carried.

OLD BUSINESS – Conditional Use Application - CU 05-10-09 Christopher Riding

Mr. Christopher Riding was present for comments from the Commission. He explained that the original garage was converted into a barn and now a 1500 sq. ft. garage will be built that will be attached to the barn.

Mr. Black asked what he intended to use the garage for. Mr. Riding stated that he would use it for his vehicles and not for commercial use. There is no objection from the neighbors.

Mr. Black asked if the exterior would match the exterior of the barn. Mr. Riding stated that it would.

Mr. Salvatora made a motion to approve the Conditional Use Garage for Christopher Riding referenced CU 05-10-09 subject to the Staff Report dated November 9, 2005. Mr. Donaldson seconded the motion. The motion passed unanimously.

NEW BUSINESS - Land Development Application – LPF 05-11-04 Gardener's Eye

Mr. Black asked Denise Lindberg, owner of Gardener's Eye, Mike Rahenkamp of Tait Engineering and Rebecca Schwarte, architect for Desmone & Associates to present Ms. Lindberg's proposed plan for a garden design business at 2588 Nicholson Road.

Ms. Lindberg explained that her business has been in operation for four years in Bradford Woods and is purchasing the Nicholson Road property to allow her business to continue to grow. The business focuses on creating unique gardens that are tailored to the client and home architecture. The clientele are generally upper income homeowners.

The house on the property will be renovated and used as office space and design studio. The garage on the property will be used for Gardener's Eye new retail venture, selling high-end garden furnishings. There will be a front entrance garden that will be attractive from the street as well as display gardens.

Ms. Lindberg asked the Commission about the required sidewalks and her concern for the steep slope at the entrance. Mr. Phillips stated that the sidewalks are a standard requirement throughout the borough and that the sidewalks can be moved back on the property to avoid the slopes.

Mr. Black asked about delivery trucks and parking. Ms. Lindberg stated that the retail store would have five parking spaces and one handicap space. The delivery trucks would likely be large flatbed trucks however; they don't anticipate a large volume of customers or deliveries. Most of their customers will be off site.

Ms. Lindberg spoke of her concern regarding the requirement of a buffer surrounding the property.

Mr. Bill Kipp responded that Ms. Lindberg's narrative about using display gardens throughout the property would probably suffice as buffers.

Mr. Quatchak moved to table the discussion of the application until some of issues have been addressed. Ms. Demma seconded the motion. The motion carried.

Mr. Black asked if anyone in the audience wished to speak to the Commission.

Ms. Theresa Wolfarth of 2573 Nicholson Road voiced her concerns regarding the YMCA and her property.

Mr. Schupansky made a motion to adjourn at 9:05 p.m. Ms. Demma seconded the motion.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 13, 2005**

The December meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Paul Black, Mr. David Quatchak, Mr. Robert Schupansky, Mr. Robert Salvatora, and Ms. Janet Demma. Ms. Michelle Pfister and Mr. Stephen Donaldson were absent. Staff members present were Mr. Tim Phillips, Building Inspector/Zoning Officer and Ambrose Rocca, Borough Manager. Also present were Mr. William Kipp, E.A.C. Chairperson, Mr. Robert Max Yunker, Borough Solicitor, and Mr. Robert Nedzesky, Borough Engineer.

The meeting was called to order at 8:00 p.m. Mr. Black asked if there were any additions or corrections to the November 15, 2005 minutes. Having none, Ms. Demma then moved to approve the minutes. Mr. Quatchak seconded the motion. The motion carried.

OLD BUSINESS – Land Development Application – LPF 05-11-04 Gardener's Eye

A motion was made at the November meeting to table the discussion on the Gardener's Eye application until some issues were addressed. Denise Lindberg, owner of Gardener's Eye and Mr. Mike Rahenkamp of Tait Engineering were again available to address the Commission's comments and to explain the letter sent to the Commission dated December 1, 2005 asking for 4 modifications.

The issues concerning the site triangle, landscaping plan and erosion control from the WEC Engineer's report were discussed and Mr. Nedzesky stated that the revisions were acceptable.

The site lighting issue in Mr. Phillips Staff Report had already been addressed before the meeting.

The modifications requested were the source of some discussion from the Commission members.

The first request was the requirement for parking areas to be paved. Ms. Lindberg stated that the driveway, client parking, and handicap spaces will be paved. However, the part of the driveway that goes behind the building will be compressed gravel. Mr. Rahenkamp stated that the gravel, being pervious, will help with the storm water runoff.

The second modification request is for slope disturbance because PennDOT requires that they alter the access driveway.

The third request was to not have sealed landscape plans by a landscape architect. Ms. Lindberg asked that it be waived because landscape design is her livelihood.

The fourth was a request to hold off installing the required sidewalks until they can connect to the adjoining properties.

A motion was made by Ms. Demma for each of the modifications:

1. A motion to approve the modification from Section 184-24.A.10 which requires parking area to be paved. Mr. Quatchak seconded the motion. The motion carried.
2. A motion to approve the modification from Section 184-18.C.8, which prohibits certain percentages of slopes from being disturbed. Mr. Salvatora seconded the motion. The motion carried.
3. A motion to approve the modification from Section 184-27.G.8a which requires that landscape plan be sealed by a registered landscape architect. Mr. Salvatora seconded the motion stating that Ms. Lindberg demonstrated her ability in landscaping which makes her request unique for a waiver.

A roll call vote was taken:

Janet Demma	Yes
Stephen Donaldson	Absent
Michelle Pfister	Absent
David Quatchak	No
Robert Salvatora	Yes
Robert Schupansky	Yes
Paul Black	No

The motion carried.

4. A motion to approve the modification from Section 184-23D.4.g which requires sidewalks for developments along arterial roads. Mr. Quatchak seconded the motion. By unanimous vote the motion was denied.

Mr. Quatchak made a motion to approve the Gardener's Eye Preliminary & Final Land Development contingent on the Staff Report dated December 8, 2005 and the WEC Report dated December 9, 2005 and with Modifications 1,2,and 3. Ms. Demma seconded the motion. The motion carried.

NEW BUSINESS - Conditional Use Garage CU 05-12-10 - Roger & Brenda Gibson

Brenda & Roger Gibson and Keith Cochran of Cochran Associates Architecture and friend of the Gibson's, Ed Breitenstein were present to answer questions and comment by the Commission.

Mr. Cochran began by explaining that the Gibsons own the 38 acres at 2265 McAleer Road where they plan to construct an accessory building that will be approximately 1986 sq. ft. to store equipment used to maintain the property. The garage will retain the look of the 1840 Pennsylvania brick farmhouse by salvaging some of the doors and windows for the garage.

Mr. Black asked the Gibsons if they planned to use the garage for commercial purposes or to raise animals. Mr. Gibson answered no.

Mr. Quatchak made a motion to approve the Conditional Use Application for Roger & Brenda Gibson CU 05-12-10 subject to the Staff Report dated December 8, 2005. Ms. Demma seconded the motion. The motion carried.

Ms. Demma made a motion to adjourn at 9:10 p.m. Mr. Salvatora seconded the motion.

All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary