

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
January 15, 2013**

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

Mr. Kipp called the meeting to order at 8:00 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto absent
Robert Schupansky..... present
Robert Salvatora absent

ENGINEER:

Gordon Taylor, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the November minutes. Ms. Demma moved to approve the November 20, 2012 minutes. Mr. Donaldson seconded the motion. The motion passed.

Re-organization of the Planning Commission

Mr. Junker asked for nominations for Chair of the Planning Commission. Ms Demma nominated Bill Kipp. Mr. Kipp accepted the nomination. Hearing no other nominations, Mr. Junker asked for a motion to close the floor. Ms. Demma moved to close the floor. Mr. Donaldson seconded the motion. A unanimous ballot was cast for Mr. Kipp as Chair of the Planning Commission.

Mr. Junker asked for nominations for Vice-Chair. Mr. Lindsay nominated Mr. Donaldson. Mr. Donaldson accepted the nomination. Hearing no other nominations, Mr. Junker asked for a motion to close the floor. Mr. Kipp moved to close the floor. Ms. Demma seconded the motion. A unanimous ballot was cast for Mr. Donaldson as Vice-Chair of the Planning Commission.

OLD BUSINESS - None

NEW BUSINESS

LPF 13-01-01, Municipal Authority of the Borough of West View

Mr. David Ivanek, engineer for Bankson Engineering, Inc. was present to represent the Municipal Authority of the Borough of West View who is seeking approval for a land fill site on their property on West View Lane at the Franklin Park reservoir site in the R-2 zoning district.

The Authority owns the 25 acre parcel the reservoir is built on. Only three of those acres are used for the water storage, the rest is vacant wooded ground. Approximately half of the property is in Franklin Park and the other half in McCandless Township. The Authority is proposing using 5 acres of the property for excess fill. They have a great need for a place for disposal of materials. They believe it will take about three years to fill.

Mr. Ivanek explained that they will hire a contractor to prepare the site and put in a temporary sediment basin at the bottom which during the life of the fill operation will be a sediment basin that will ultimately be diverted to a permanent stormwater detention pond. There will also be diversion ditches and an access road constructed by the contractor as well as a small building to house a hydrant for truck washing which means the building would have to be heated.

[Mr. Schupansky joined the meeting at 8:08]

Mr. Donaldson asked if he knew how much material would it take to fill it. Mr. Ivanek stated that they are proposing approximately a three acre area that from the toe to the top elevation is a difference of 50 feet in elevation on a three to one slope embankment which could add up to 5,000 cubic yards of material.

Ms. Demma asked about the motion detectors on the plans. Mr. Ivanek explained that they are planning on installing a new, mechanically operated slide gate on the access road to prohibit anyone other than the Authority to enter.

There was some discussion on if Conditional Use approval is needed due to the pending adoption of the ordinance resolution for the revisions to the zoning ordinance. The pending zoning ordinance revisions specify that Emergency Services and Municipal Facilities are a Conditional Use in the R-2 zoning district.

Mr. Kipp asked Mr. Junker what decisions they need to make. Mr. Junker said first and foremost we need to address the question of if Conditional Use approval is needed and for them to address the Staff Report and the Engineer's Report. Mr. Junker stated that he will get in touch with their solicitor.

Mr. Kipp asked for a motion to table. Mr. Donaldson moved to table LPF 13-01-01, Municipal Authority of the Borough of West View. Ms. Demma seconded the motion. The motion passed unanimously. Mr. Phillips informed Mr. Ivanek that a resubmission is needed on or before January 31, 2013.

GOOD & WELFARE

- Mr. Kipp stated that he wanted to come up with a progress report on the 2006 Comprehensive Plan. He asked Ms. Kulbacki to go through the entire Comprehensive Plan and create a page for every objective that will include the staff member or board responsible for facilitating the objective and then sent to the appropriate committee or staff member asking that they comment on their progress toward the objective or state that no progress was made. An outline would be made to give to Council.

- Mr. Kipp reported that David Quatchak will not be seeking another term on Council. There is now a seat opened for someone in Ward 1 to fill.

- Mr. Kipp asked Mr. Phillips the status on Hampton Inn. He stated he received a letter dated January 4, 2013, asking for an extension of time and a request to be tabled until the March meeting.

- Mr. Kipp asked the Planning Commission members to think about what their accomplishments were in 2012 and goals for 2013 for the 2011 – 2012 Annual Planning Commission Report. The Annual Report is due in March.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:00 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 1

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 19, 2013**

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

Mr. Kipp called the meeting to order at 8:06 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair absent
Sam Liberto absent
Robert Schupansky..... present
Robert Salvatora..... present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the January minutes. Ms. Demma moved to approve the January 15, 2013 minutes. Mr. Salvatora seconded the motion. The motion passed.

OLD BUSINESS

LPF 13-01-01, Municipal Authority of the Borough of West View

Mr. Fred Baxter, solicitor for the Authority was present with Mr. Ivanek of Bankson Engineers. Mr. Baxter stated that he had discussed with Mr. Junker filing for a Conditional Use and is in the process of doing that. They were not able to meet the deadline for this meeting but asked to be on the agenda for the March meeting. They have asked to be tabled.

Mr. Kipp stated that the landscape plan had some problems that should be addressed before the next meeting. He noted that there is a tree that will die and a shrub that will wilt as well as Ash trees on the plan. The plantings must be disease resistant. Mr. Ivanek stated that it will be taken into consideration.

Mr. Salvatora asked since this is an ongoing project how do they plan to continue maintenance and erosion control. Mr. Ivanek explained the control that will be in place. Mr. Salvatora asked Mr. Malak if it was clear on the plans. Mr. Malak stated that it is.

Mr. Baxter asked for an extension of time. The extension is valid until April 18, 2013. Mr. Baxter signed a consent form.

With no further questions, Mr. Kipp asked for a motion to table. Ms. Demma moved to table LPF 13-01-01, Municipal Authority of the Borough of West View. Mr. Lindsay seconded the motion. The motion passed unanimously.

Krepp-English Subdivision (Hampton Inn), SS 12-09-06

Mr. Kipp read a letter from Tait Engineering dated February 19, 2013 asking for an extension of time until the March meeting and to be tabled for this evening's meeting.

Mr. Kipp asked for a motion to table. Mr. Schupansky moved to table. Ms. Demma seconded the motion. The motion passed unanimously.

Forza, Hampton Inn, LPF 12-09-02

Mr. Salvatora moved to table. Mr. Schupansky seconded the motion. The motion passed unanimously.

NEW BUSINESS

Misty Pines Dog Park Pavilion – Pre-application

Mr. Jeff Woods, owner of Misty Pines Dog Park and Mr. Kenneth Krukowski, AIA were present to discuss the plans to build a roof over the exercise area which is now open and exposed to weather conditions.

Mr. Phillips stated that the project would require Conditional Use approval and a Land Development application that will include stormwater management. There are no sight issues because they are in a pretty remote area. The conditional use will be a revised conditional use and there shouldn't be any issues on the expansion of that use. He doesn't see any issues at all.

Mr. Kipp thanked them for coming.

GOOD & WELFARE

2011– 2012 Annual Planning Commission Report

The 2011-2012 Annual Planning Commission Report has been prepared and will be sent to Council. The report is due in March.

Development of the Planning Commission answers on accomplishing 2006 Comprehensive Plan goals.

The Commission reviewed part of the goals and strategies assigned to the Planning Commission in the Comprehensive Plan.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:00 p.m. Mr. Schupansky seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 7

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MARCH 19, 2013**

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

Mr. Kipp called the meeting to order at 8:06 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma absent
Mark Lindsay absent
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora..... present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the February minutes. Mr. Salvatora moved to approve the February 19, 2013 minutes. Mr. Liberto seconded the motion. The motion passed.

OLD BUSINESS

Mr. Kipp stated that the Conditional Use under New Business for West View will be address together with the Land Development application.

LPF 13-01-01, Municipal Authority of the Borough of West View

Mr. Ivanek of Bankson Engineers, Mr. Fred Baxter, solicitor for the Authority and Joe Dinkel, Executive Director of Operations were present to address comments and discuss any new developments concerning the proposed fill site on their land that is situated both in Franklin Park (reservoir site) and McCandless Township.

Mr. Ivanek summarized that they are proposing to use their land as a fill site for excavated materials from water main breaks and repairs. They own 25 acres; 13.81 are in Franklin Park and the rest is in McCandless. Two and a half acres will be dedicated solely as a fill site.

The NPDES (National Pollutant Discharge Elimination System) as well as Soil & Erosion Control plan are currently under review by the Allegheny County Conservation District. They have applied for Conditional Use approval.

Mr. Liberto asked about the hours of operation. Mr. Dinkel stated that it would be 100% during the day but that water lines break at night too and occasionally there may be evenings when they would need to move the dirt to the site. Mr. Liberto asked how long the life of the site would be. Mr. Dinkel stated 10 years.

Mr. Kipp had Mr. Ivanek read the EAC's comments from their March meeting that suggests they use more deer resistant species and also replace the deciduous species with evergreens such as spruce or hemlock. Mr. Ivanek stated that they will take their recommendations.

CU 13-03-01, Municipal Authority of the Borough of West View, Conditional Use

Mr. Junker explained for the audience the Conditional Use process. He explained that Borough Council will hold a public hearing once the Planning Commission recommends to council approval with conditions. There are only three criteria in the ordinance that West View Water has to meet to establish Conditional Use approval and they are safe and adequate traffic flow, prohibit glare due to site lighting, and provide sufficient screening to protect the neighborhood from inappropriate noise and other disturbances.

Mr. Kipp invited comments from the residents in attendance:

George Martin, 2414 Brandt School Road is worried about the drainage because his home is below the site. He is also concerned about the noise.

Kurt Kuntz, 1200 Van Drive (McCandless Twp.), is worried that their wells could be impacted.

Janet Maier, 1201 Van Drive (McCandless Twp.), is also worried about her well.

Mr. Malak, borough engineer, stated that there is natural drainage. The plans were reviewed and approved.

Marlene Frey, 1511 West View Lane, her son spoke in her behalf. He stated that his mother lives close to the access road that is in disrepair. She is concerned that heavy traffic will further damage the road and is also wondering if any test has been done on possible hazardous waste.

Homer Mehring, 1507 Van Drive, is concerned about traffic safety.

George Chalovich, 1505 Van Drive, doesn't want it in his back yard.

Mr. Ivanek stated that the permit for NPDES from the Allegheny Conservation District demands that West View Water Authority stay fully in compliance with the requirements.

Mr. Junker asked that the Commission make a list of the things that they would like them to address before the April meeting.

Mr. Liberto asked that they address more fully, traffic safety and to substantiate the impact that traffic will have on the neighborhood.

Mr. Schupansky would like to see a history of how often breaks happen in the middle of the night just to give everyone an idea of what they can expect.

Mr. Salvatora asked them to provide screening right from the start where the access road or fill site might be visible.

Mr. Liberto moved to table LPF 13-01-01, Municipal Authority of the Borough of West View as well as CU 13-03-01, Municipal Authority of the Borough of West View, Conditional Use, and return next month with the issues requested for clarity. Mr. Donaldson seconded the motion. The motion passed unanimously.

**Krepp-English Subdivision (Hampton Inn), SS 12-09-06
Forza, Hampton Inn, LPF 12-09-02**

Mr. Doug Tait of Tait Engineering was present to address comments from Planning Commission regarding the proposed Hampton Inn. Mr. Tait stated that the biggest change since this application was before the Commission in September 2012 is that the retaining wall has been eliminated by working out an agreement with UPMC. UPMC has allowed them to have a fill slope onto their property; for that, they are asking for a modification from the slope requirements. This will also allow for more landscaping around the parking lot areas. The new landscape plan is not finished but it will have more screening than the previous plan. Also, UPMC is allowing them to connect to their storm sewer.

Mr. Salvatora asked that they choose a façade that would complement the surrounding Blaymore buildings.

Mr. Kipp asked about where the sign will be placed. Mr. Tait stated that they are considering either a pole sign or a monument sign.

Mr. Phillips reminded Mr. Tait to make sure that they work with MTSA over the sanitary sewer easement because a building permit cannot be issued without a paid tap fee.

Due to the unfinished landscape plans, and the finalization of the agreement documents from UPMC, the Commission asked to table until the April meeting. Mr. Robert Wratcher, attorney for Forza, Inc. granted an extension of time until May 16, 2013. With that, Mr. Donaldson moved to table Krepp-English Subdivision (Hampton Inn), SS 12-09-06 and Forza, Hampton Inn, LPF 12-09-02 until the April meeting. Mr. Liberto seconded the motion. The motion passed unanimously.

NEW BUSINESS

CU 13-03-01, Municipal Authority of the Borough of West View, Conditional Use
Moved to Old Business.

Revised Final PRD 13-03-01, Ridge Forest

Don Graham, attorney and representative for Ridge Forest was present to discuss the changes at Ridge Forest. Mr. Graham stated that there are two changes. The first change is that the garden apartments in the original plans were a prototype design used in the late 1990's. Under the new code the buildings didn't fit in that footprint anymore because they got bigger due to changes in some structures such as wider hallways, etc. This made the apartments smaller and they didn't think that would be good in the market place and in the overall quality of the units. The solution was to ask to change the rear and front yard setbacks.

Change number two is a result of making the units bigger. This means reducing the number of units from 112 to 97. Mr. Graham stated that these are the only changes to the plan.

Mr. Kipp asked if Mr. Malak and Mr. Phillips if they had any comments. They both answered they had no issues.

Mr. Kipp stated that there is a new chief financial officer for Ryan Homes who is married to the sister of his daughter-in-law. There is no conflict of interest however, the solicitor advised him to put it in the record.

Mr. Kipp asked for a motion. Mr. Liberto moved to recommend to Council Revised Final PRD 13-03-01- Ridge Forest for the changes of reduction of units to the garden apartments and to adjust the setbacks in the rear and front yards to accommodate the new building standards and subject to the Staff Report dated March 14, 2013. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Schupansky stated that although he voted against the Ridge Forest development because of the impending traffic problems it will create, he voted in favor of the changes to the plan this evening.

GOOD & WELFARE

Development of the Planning Commission answers on accomplishing 2006 Comprehensive Plan goals

Mr. Salvatora moved to table the business under Good & Welfare. Mr. Liberto seconded the motion. All approved

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:05 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 23

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 16, 2013**

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

Mr. Kipp called the meeting to order at 8:20 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma absent
Mark Lindsay present
Stephen Donaldson, Vice Chair absent
Sam Liberto absent
Robert Schupansky present
Robert Salvatora present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the March minutes. Mr. Lindsay moved to approve the March 19, 2013 minutes. Mr. Schupansky seconded the motion. The motion passed.

OLD BUSINESS

Mr. Kipp decided to change the order of the agenda and move Hampton Inn first.

**Krepp-English Subdivision (Hampton Inn), SS 12-09-06
Forza, Hampton Inn, LPF 12-09-02**

Mr. Doug Tait of Tait Engineering and Mr. Robert Wratcher, attorney for Forza Group was present to address comments from Planning Commission.

Mr. Kipp stated that he has a comment regarding the landscaping plan that has listed white pines, he believes that white pines are not disease resistant or pest resistant. Mr. Kipp asked that they substitute them with deer, disease and insect resistant trees and add to the notes on the plan that they are deer, disease and insect resistant and guaranteed for two years.

Mr. Kipp thanked them for submitting different facades for the Hampton Inn. The Commission asks only that they mute the stark white portions with a warmer beige so that it doesn't present such a contrast. Mr. Wratcher stated that it would not be a problem.

With everything in order, Mr. Kipp asked for a motion. Mr. Salvatora moved to recommend approval for Krepp-English Subdivision (Hampton Inn), SS 12-09-06 subject to the Staff Report dated April 10, 2013. Mr. Schupansky seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to recommend approval of Forza, Hampton Inn, LPF 12-09-02, subject to the Staff Report dated April 10, 2013 and the Engineer's Report dated April 8, 2013 and with the suggestion of substituting the white pine and adding to the notes on the plan that the plantings are deer, disease and pest resistant and guaranteed for two years and muting the white color on the building. Mr. Lindsay seconded the motion. The motion passed unanimously.

LPF 13-01-01, Municipal Authority of the Borough of West View
CU 13-03-01, Municipal Authority of the Borough of West View, Conditional Use

Mr. Fred Baxter, solicitor for West View Water Authority, Mr. David Ivanek of Bankson Engineers, and Mr. Joseph Dinkel, West View Water Authority Executive Director of Operations were in attendance.

Mr. Kipp welcomed the residents in the audience and stated that last month they challenged the members of the Planning Commission to visit the property. Mr. Kipp stated that he, along with the Mayor, walked the property and talked to residents that were home on Van Drive. Also, he challenged members of Council to visit the area and they agreed to do so on the first Saturday in May.

Mr. Kipp asked West View Water Authority to add a note to their plans that the plantings are deer, disease and insect resistant and guaranteed growth for two years. Also, there may be an infestation coming into this area for hemlocks and asked Mr. Ivanek to look into it.

Mr. Kipp stated that Allegheny County Economic Development letter dated April 3, 2013 noted that the reforestation of 26 trees for a 1.5 acre site is not enough as some could die. Mr. Ivanek stated that they added an additional 31 trees.

Mr. Kipp stated that last month one of the concerns from the residents was hours of operation. The solicitor stated they would like to have access should there be an emergency. Mr. Kipp asked what constitutes an emergency. Mr. Baxter stated that an emergency would be main breaks leaving people without water and would need to be addresses right away. Based on last year's records they determined that it averaged out at one truck load a day. Mr. Salvatora asked about the size of the trucks. Mr. Baxter said they are small dump trucks.

Mr. Kipp asked Mr. Ivanek to educate the audience as to what an NPDES permit means and what is considered clean fill.

Mr. Ivanek explained that NPDES permit is required to limit what you can discharge and requires a stormwater plan and a soil and erosion plan that they monitor very closely to ensure it is in compliance. It is required for excavated material which is clean fill. It is not construction waste.

Mr. Ivanek read the definition of clean fill: *Uncontaminated, non-water soluble, non-decomposable, inert, solid material. This includes soil, rock, stone, dredged material, used asphalt, and brick, block, or concrete from construction demolition activities that is separate from other waste and is recognizable as such. It does not include materials placed in or on the surface waters unless otherwise authorized, milled asphalt, or asphalt that has been processed for re-use.*

Mr. Junker explained the Conditional Use process to the audience.

Mr. Kipp stated to the applicants that he would ask the Commission to table due to the amount of letters received today in opposition and the Commission would like to have time to review the concerns of the residents.

Mr. Salvatora asked about lighting. Mr. Ivanek explained that they propose to install an electric slide gate and cards that the drivers will use that will open the gate and activate site lighting. The only lights will be located on the access road which will turn off when they leave. The site lighting plan meets the ordinance.

Mr. Salvatora asked about dust control. Mr. Dinkel stated that the only time there would be dust is during the compaction times. Water could be sprayed on it but they prefer to use calcium chloride. He also stated that they have video surveillance and could monitor the area at all times and will not leave piles of dirt lying around; we intend to maintain the site. Mr. Salvatora said there needs to be some consideration for dust because this is a long term project.

Mr. Dinkel stated that the water authority is here to stay. It's not like we finish a job and move on. We are always going to be here and we want to be a good neighbor. We have demonstrated that we are a good neighbor by how we operate our facility and the many other facilities we have in the North Hills. Mr. Salvatora stated that although that is a good statement the Commission still has to be responsible and protect the residents against the slight chance that that wouldn't be the case.

Mr. Kipp invited comments from the residents in attendance:

Marlene Frey, 1511 Westview Lane submitted a letter to the Planning Commission dated April 15, 2013 and stated that she is one of the main players in this ordeal.

Chris Steffy, 444 Brooks Road, McCandless has volunteered to speak for a few residents. He is questioning the process for submittals, time limits and the window of time that residents can respond.

Linda Zang, 444 Brooks Road, McCandless is worried about her well that they have tested every three years and wondered what recourse they would have if in the future the tests come back saying there are problems with the water.

Chris Frey, 2733 Cole Road speaking for his mother Marlene Frey, 1511 Westview Lane, brought with him petitions signed by residents in different neighborhoods. Also, he questions why they decided to put it where they are proposing and the noise and dust which will have a great impact on his mother's quality of life.

Norm Bernardi, 1517 Van Drive asked how much pipe is greater than 20 years old. Mr. Dinkel stated that they have 900 miles of pipe and roughly 400 miles are pre 1965.

With no further comments from the audience, Mr. Phillips stated that the next Planning Commission meeting is on May 21, 2013 and the deadline for submittals is May 2, 2013. Residents can come to the Building/Zoning Department and view any new materials that may come in after that date.

The residents asked if a PDF could be provided. Mr. Ivanek stated that they can provide a PDF for the residents. Mr. Phillips asked that they send it to him and he will provide it for the residents.

Mr. Baxter granted an extension of time until June 19, 2013.

Mr. Salvatora moved to table application LPF 13-01-01, Municipal Authority of the Borough of West View and CU 13-03-01, Municipal Authority of the Borough of West View, Conditional Use. Mr. Schupansky seconded the motion. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

Development of the Planning Commission answers on accomplishing 2006 Comprehensive Plan goals

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:10 p.m. Mr. Lindsay seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 34

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 16, 2013**

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

Mr. Kipp called the meeting to order at 8:00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay absent
Stephen Donaldson, Vice Chair present
Sam Liberto absent
Robert Schupansky..... present
Robert Salvatora..... present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the June minutes. Ms. Demma moved to approve the June 18, 2013 minutes. Mr. Lindsay seconded the motion. The motion passed.

OLD BUSINESS

**LF 13-01-01, Misty Pines Dog Park
CU 13-05-02, Misty Pines Dog Park**

Mr. John Schleicher of Gibson-Thomas Engineering and Mr. Jeff Woods, owner of Misty Pines Dog Park were present. Mr. Kipp stated that everything is in order and the only outstanding issue is what they propose for the sidewalk/trail that the Commission requested they add to the plans. Mr. Schleicher proposed a trail with geotextile material and 4 inches of crushed limestone and a layer of woodchips on top. Mr. Salvatora suggested that they add another inch of crushed limestone and omit the wood chips. Mr. Woods agreed.

Mr. Kipp asked for a motion. Mr. Salvatora moved to recommend approval of LF 13-01-01, Misty Pines Dog Park subject to the Staff Report dated July 11, 2013 and subject to the agreed upon 5 inches of AASHTO #10 compacted limestone and the Engineer's Report dated July 11, 2013. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to recommend approval of CU 13-05-02, Misty Pines Dog Park subject to the Staff Report dated July 11, 2013. Ms. Demma seconded the motion. The motion passed unanimously.

NEW BUSINESS

Randolph Property Pre-application

Mr. Steven Victor of Victor-Wetzel & Associates showed a Power Point presentation of the concept plan for the Randolph property that is behind the Franklin Elementary School off of Rochester Road and Pauloski Lane. Mr. Victor proposes a conservation subdivision of 33.2 acres as allowed under the R-2 zoning district that allows for 57 single-family homes. The plan would be developed in two phases. Mr. Victor proposed dedicating to Franklin Park four acres of the property that abuts Blueberry Hill Park, which was split from the remaining acreage by I-279, as greenway.

Mr. Schupansky asked what it would look like if they did a conventional subdivision instead. Mr. Victor stated that the lots would be bigger and would allow about 35 homes instead of 57 but the ordinance does not allow a conventional subdivision in that area because of the excessive amount of slopes. According to the ordinance it is mandatorily required to do a conservation subdivision if the site has more than 40% of steep slopes.

The Commission had many other comments and concerns. Mr. Victor stated that he will be back in a couple of months with a preliminary application and plans.

Mr. Kipp thanked them for coming in and presenting their proposal at this stage.

GOOD & WELFARE

Development of the Planning Commission answers on accomplishing 2006 Comprehensive Plan goals

Ms. Demma moved to table the business under Good & Welfare. Mr. Salvatora seconded the motion. All approved

Motion to Adjourn

Ms. Demma moved to adjourn at 9:32 p.m. Mr. Salvatora seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
AUGUST 20, 2013**

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

Mr. Kipp called the meeting to order at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto absent
Robert Schupansky..... present
Robert Salvatora..... present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the July minutes. Mr. Salvatora moved to approve the July 16, 2013 minutes. Mr. Donaldson seconded the motion. The motion passed.

OLD BUSINESS

Taylor Ridge (a.k.a.) La Place Point), LPF 13-06-02 Revised Preliminary & Final Land Development

Norman Shoup and Sandy Nelko of Shoup Engineering were present as well as Brad Kress of Kress Brothers Builders, the developer of Taylor Ridge Apartment Complex. At the June meeting the Planning Commission asked that they come back with red line drawings that would help explain the changes they are requesting and a narrative explaining the history of changes that have occurred over the years. They were remiss in providing the narrative but promised to get that before the next meeting. Basically they explained that all they want to do is re-position the two future buildings that are on the existing approved final drawings, eliminate the car ports and add landscaping even though landscaping was not a part of the approved plans.

Mr. Shoup explained the red lined drawings that show the changes they want to make. Mr. Lindsay noted that at the June meeting the Commission asked for them to install sidewalks and dumpster enclosures. Mr. Shoup concurred that they were asked to install them within three months and they agree to have them by the next meeting. Mr. Kipp stated that it will be a condition of approval as well as the narrative. Mr. Kipp asked for a complete set of plans that include everything.

Mr. Kipp asked that they provide an extension of time until October 17, 2013 and return with a list of items that the Commission needs before they can approve the changes.

Mr. Phillips indicated that for the next meeting they would need to provide a complete set of plans including elevation drawings of the buildings and floor plan drawings, a narrative explaining the history of changes over the years, and sidewalks installed. Mr. Phillips also noted that by our ordinance there needs to be a loading zone. Mr. Shoup stated that what they will do is designate two or three parking stalls for a loading zone.

Mr. Kipp asked for a motion to table. Mr. Salvatora moved to table Taylor Ridge (a.k.a.) La Place Point), LPF 13-06-02 Revised Preliminary & Final Land Development. Mr. Schupansky seconded the motion. The motion passed unanimously.

RLT Holdings, LLC, SPF 13-06-01 Sugar Creek Subdivision

Mr. Robert Garlitz of Robert Garlitz & Associates and Mr. Robert Treser of RLT Holdings, LLC were present with revised plans. Mr. Garlitz started off by saying that sidewalks are now showing on the landscaping plans and summarized the proposed subdivision as an 8 lot single-family residential subdivision on Magee Road Extension.

Mr. Malak stated that he has on his report a question regarding the rain gardens that are located in the center of the circular driveways and where the rain garden discharge waters will be conveyed to. Mr. Garlitz stated that they should have referred to them as bio-retention areas and that bio-retention would comply with the current stormwater regulation. Mr. Phillips stated that an over flow discharge would still be needed if they became over saturated. He also said that the bio-retention areas will have to have stormwater agreements and be maintained by the property owner using the common driveways and it needs to be tied together since the driveways will have shared maintenance possibly in the developer's agreement.

Mr. Kipp explained to them that we are all learning the new ordinances and although the landscaping plan looks good, it would be a good idea to review Article 2000, Buffering & Landscaping to make sure the requirements are met.

Mr. Junker provided a sample Declaration of Covenants for them to use. He suggested that the stormwater maintenance of the proposed bio-retention areas may be able to be worked into the agreement.

Mr. Malak asked that they show where they are draining to. Mr. Garlitz stated that they will add the drainage easement.

Mr. Phillips asked that they make sure that easements are added for the overflow discharges of the bio-retention areas and details of any termination points or end walls are added also.

Mr. Kipp asked Mr. Phillips if he thought they needed to come back one more time before approval. Mr. Phillips stated that all they have discussed can be taken care of on staff level. With that, Mr. Kipp asked for a motion.

Mr. Donaldson moved to recommend approval of RLT Holdings, LLC, SPF 13-06-01 Sugar Creek Subdivision subject to the Engineer's Report dated August 13, 2013 and the Staff Report dated August 14, 2013. There was some more discussion regarding extension of time that amounts to 3 days. Mr. Treser agreed to an extension of time until September 19, 2013. Ms. Demma seconded the motion. The motion passed unanimously.

NEW BUSINESS

Estates at Ridge Forest, CS 13-08-01 Conservation Subdivision

Mr. Kipp announced that this application asked to be tabled. Mr. Kipp would like to thank Borough Council for providing a planner to review this application. Everyone found it very helpful. We hope to have other discussions to see if we can get the planner to do the same sort of work for these types of ordinances.

Ms. Demma moved to table Estates at Ridge Forest, CS 13-08-01 Conservation Subdivision.
Mr. Lindsay seconded the motion.

Ridge Forest, Revised Final PRDF 13-08-02

Ms. Demma moved to table Ridge Forest, Revised Final PRDF 13-08-02. Mr. Lindsay seconded the motion.

GOOD & WELFARE

Development of the Planning Commission answers on accomplishing 2006 Comprehensive Plan goals

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:52 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 6

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 17, 2013**

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

Mr. Kipp called the meeting to order at 8:01 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair absent
Sam Liberto absent
Robert Schupansky present
Robert Salvatora present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the August minutes. Ms. Demma moved to approve the August 20, 2013 minutes. Mr. Schupansky seconded the motion. The motion passed.

OLD BUSINESS

Taylor Ridge (a.k.a.) La Place Point), LPF 13-06-02 Revised Preliminary & Final Land Development

Norman Shoup and Sandy Nelko of Shoup Engineering were present as well as Brad Kress of Kress Brothers Builders, the developer of Taylor Ridge Apartment Complex. Mr. Kipp thanked Mr. Kress for installing the sidewalks as he promised to do. Mr. Kress stated that the dumpster enclosure will be installed by the end of the month. It was held up from the recent rainfalls.

Mr. Kipp asked Mr. Phillips to discuss the list of items that the Planning Commission asked them to provide for this evening's meeting. Mr. Phillips stated that he still needs them to provide just the design drawings that include floor plans and an elevation drawing. Also, he requested that they conform to the required size of the loading dock that is in the zoning ordinance. They agreed.

Mr. Salvatora moved to recommend approval of Taylor Ridge, LPF 13-06-02 Revised Preliminary & Final Land Development subject to the Staff Report dated September 11, 2013 and the Engineer's Report dated September 9, 2013. Mr. Lindsay seconded the motion. The motion passed unanimously.

NEW BUSINESS

Shepard Village (Randolph Property), CS 13-09-02, Conservation Subdivision

Mr. Steven Victor of Victor-Wetzel & Associates presented a concept review at the July meeting and is back this evening with a formal application for a Conservation Subdivision on the Randolph property located at Rochester Road and Paulowski Lane.

The Planning Commission asked Mr. Victor to go through the Staff report, the Engineer's report and Delta Development Group report. The items that presented the most problems were: stormwater issues; house locations that are within the 50 feet of the required distance from slopes of 15% to 25%; cul-de-sacs with more than the required 26 home limit as well as a road longer than the required 1,000 feet in length for cul-de-sacs; and the lack of two access roads required for plans with more than 40 houses.

After a lengthy discussion on the ability to development a Conservation Subdivision plan on this parcel, it was decided that Mr. Victor will meet with staff and the borough engineer to address all the comments at length.

Marlene King, of 3015 Shepard Lane was concerned about access to her property. Mr. Phillips assured her that they will have to have a maintenance agreement and they will have to provide an access easement for the properties on Shepard Lane.

Mr. Salvatora moved to table the application. Mr. Schupansky seconded the motion. All agreed.

GOOD & WELFARE

Motion to Adjourn

Ms. Demma moved to adjourn at 9:32 p.m. Mr. Schupansky seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 5

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
OCTOBER 15, 2013**

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

Mr. Kipp called the meeting to order at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora absent

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker absent

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the September minutes. Mr. Liberto moved to approve the September 17, 2013 minutes. Ms. Demma seconded the motion. The motion passed.

OLD BUSINESS

Estates at Ridge Forest, Conservation Subdivision Concept Plan

Mr. Frank Zappala of CZ Franklin, LLC (Developers of the Spring Ridge Plan) was present to explain the Conservation Subdivision application for 8 lots attached to Syracuse Court that would create a cul de sac in the Ridge Forest Plan and be a part of that community.

[Mr. Schupansky recused himself from discussing or voting on this application due to a conflict of interest.]

Mr. Zappala stated that their land is a 20 acre parcel that was part of the original Spring Ridge Plan. Because of topographic conditions it could not be tied into the Spring Ridge community. CZ Franklin met with Mr. Betters, developer of Ridge Forest and is proposing to extend Syracuse Court which runs into their property in the R-1 zoning district. After meeting with staff and looking over the ordinances of the borough, they decided that utilizing the provision of the Conservation Subdivision would be the best concept. Originally they had proposed 10 lots but after further interpretation of the ordinances discovered that it wouldn't work and so reduced it to 8 lots. This cul de sac of 8 lots would disturb less than 5 acres of the 20 acre parcel. The rest will be open space which meets the amount of constrained land to be dedicated as open space in the ordinance. The ordinance states that houses generally be located 100 feet away from the

primary conservation areas. This development complies with that. However, there are two lots that are located within 50 feet of the required distance from slopes of 15% to 25% in the secondary conservation area. Mr. Zappala believes that the word "generally" would mean that they are able to encroach within 15 feet and still comply.

There were several residents in the audience from McKinney Road with concerns. Mr. Zappala stated that the development is 125 feet away from them.

Mr. Patrick Phalen of 2501 McKinney Road stated that he hopes that they would not be using McKinney Road as an entrance or exit to the development as well as during construction. He asked that they leave a 50 foot buffer and not to clear cut the property so the mature trees would not be disturbed. Mr. Zappala agreed.

Mr. Albert Chin of 1621 Twin Oaks Drive asked that they would not clear cut the property; to leave as many trees as possible.

Mr. Kipp asked that they submit a geotechnical report and note the streams on the drawings.

Ms. Demma reiterated that she would like to have them preserve as many trees as possible.

Mr. Zappala stated that he will be back for the December meeting and thanked the Commission for their time.

NEW BUSINESS

Fields of Nicholson, Revised PRDF 13-10-03, Phase III

Mr. Ed Thaner of Gibson-Thomas Engineering is proposing a revision to the sidewalks on the Fields of Nicholson plan. He explained that they've been getting negative feedback from potential buyers who don't want sidewalks in their back yards. He is proposing that they put the sidewalks in the front of the units and then bring them around the cul de sac back onto the original alignment on Nicholson Road.

Mr. Phillips stated that they need to provide a drawing that will show how it will connect to the existing sidewalks with sidewalk detail and show where the sidewalk is actually going to be.

Mr. Thaner said he would be back next month with the drawing the Commission requested. An extension of time was discussed. Mr. Thaner verbally agreed to an extension of time until December 19, 2013.

GOOD & WELFARE

Mr. Phillips asked that the Planning Commission members take home with them a copy of the proposed grading ordinance to review with any comments for Council.

Motion to Adjourn

Mr. Lindsay moved to adjourn at 9:02 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 10

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 19, 2013**

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

Mr. Kipp called the meeting to order at 8:06 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora..... present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the October minutes. Mr. Liberto moved to approve the October 15, 2013 minutes. Mr. Lindsay seconded the motion. The motion passed.

OLD BUSINESS

Fields of Nicholson, Revised PRDF 13-10-03, Phase III

Mr. John Schleicher of Gibson-Thomas Engineering informed the Commission that he received the staff report and the engineer's report. He went over the items on the reports and stated he will provide construction details to the plan as well as a site plan for the proposed sidewalks and a Highway Occupancy permit will be obtained from PennDOT.

Mr. Malak asked that he provide grading for the steep slopes along Nicholson Road and to see if there will be sufficient room for the sidewalks.

Mr. Kipp asked for one drawing for the entire plan that shows all the sidewalks. Mr. Schleicher agreed.

Mr. Kipp asked for a motion to table. An extension of time was given until January 16, 2014. Ms. Demma moved to table Fields of Nicholson, Revised PRDF 13-10-03, Phase III subject to the extension of time. Mr. Liberto seconded the motion. The motion passed unanimously.

NEW BUSINESS

Orchard Hill Church, LPF 13-11-03

Orchard Hill Church, CU 13-11-02

Ms. Sandy Nelko of Shoup Engineering was present to discuss the proposed new chapel and maintenance building addition. She presented an overview of the site and location the proposed addition and stated that she received the staff and engineer's reports and has no problem adding the requested items. She asked for clarification on Mr. Phillips comment concerning previous modifications. Mr. Phillips asked that the previous modifications as well as the requested modifications be listed on the plan. Mr. Phillips also asked that they show the buffer yards on the plan.

Ms. Nelko indicated that most of the landscaping will be around the addition and in the rain gardens. The islands in the parking lot will be used as part of the infiltration system for the stormwater.

There was some discussion on the lighting plan and the parking area and crosswalks.

Mr. Salvatora asked about the possible excess traffic. Mr. Floyd Wine of Orchard Hill stated that the chapel will be used at different times as the church itself with the exception of Christmas and Easter. The chapel will be for weddings and funeral services. They have traffic police at every church service or function.

Mr. Liberto moved to table Orchard Hill Church, LPF 13-11-03. Ms. Demma seconded the motion.

An extension of time was granted until February 16, 2014.

Mr. Salvatora moved to table Orchard Hill Church, CU 13-11-02. Mr. Lindsay seconded the motion subject to the extension of time to coincide with the LPF 13-11-13 application deadline of February 16, 2013. The motion passed unanimously.

Blaymore IV, Pre-application discussion

Mr. Steven Victor of Victor-Wetzel Associates, Mr. Mel Wann, Developer of Blaymore Office Buildings, Mr. Fritz Baehr, Architect, and Scott Foreman, Hampton Tech Associates were present to answer questions from Commission members.

Mr. Victor presented a power point presentation of the proposed building showing the similarities to Blaymore I and II. The plan was originally presented in 2001. A sewer pump station and stormwater controls were installed in anticipation for the build out of the development. After the 911 attacks and the 2008 recession, the demand for office space was significantly reduced. Mr. Wann has now decided it was time to move ahead with Blaymore IV. However, a modification is needed to Section 184-301.G.6 of the SALDO which limits the approval period to 10 years for land developments, therefore, their approval has expired. They are asking for an extension beyond the 10 year period.

There are two other lesser modifications required. One, from the 2013 Zoning Ordinance Section 212-1109.A(3)(b) that requires no building wall to be longer than 50' without a break. They are proposing 102' building with breaks. Two, Section 212-2000 requiring new point methodology to determine landscaping. They are proposing the same landscaping of over 455 trees and shrubs which has met the 2013 requirement.

Mr. Salvatora questioned why it expired when it was approved 2001. Mr. Victor asked Mr. Junker for his interpretation. Mr. Junker informed them that moments before the meeting started he discovered that there may be a conflict of interest due to the fact that he is now employed by Babst, Calland, Clements & Zomnir who represent Mr. Wann. Since he didn't know this ahead of time he will need to run a conflict check before he can properly advise the borough or bring in special counsel for this particular matter. Mr. Lindsay, who also works for Babst, Calland, Clements & Zomnir will recuse himself.

Mr. Phillips stated that he made his interpretation based on the fact that there was no start to the plan. It was never recorded and it was never bonded by a developer's agreement. Because it only received formal approval in the minutes it falls subject to the current ordinance.

It was decided that without legal counsel in determining whether 2013 requirements apply or not, nothing can move forward. Mr. Victor stated that he looks forward to hearing from Mr. Junker.

GOOD & WELFARE

Review of the Grading Ordinance

The Planning Commission had no comments.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:32 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 10

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 17, 2013**

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

Mr. Kipp called the meeting to order at 8:06 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma absent
Mark Lindsay absent
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora present

ENGINEER:

Mike Malak, Engineer present

SOLICITOR:

Max Junker present

STAFF:

Tim Phillips, Building/Zoning Official present
Janine Kulbacki, Planning Commission Secretary... present

APPROVAL OF MINUTES

Mr. Kipp asked for a motion to approve the November minutes. Mr. Liberto moved to approve the November 19, 2013 minutes. Mr. Salvatora seconded the motion. The motion passed.

OLD BUSINESS

Shepard Village, SPF 13-09-02

Mr. Steven Victor of Victor-Wetzel Associates was present to discuss the change to the application CS 13-09-02 as a Conservation Subdivision to a major subdivision. Mr. Victor now proposes 29 conventional R-2 single-family lots to be developed in one phase. Two single-family homes and a barn will be razed on the property. There are two homes that share the private road that comes off of Paulowski Lane; their access will be relocated to the proposed public street to be developed as Emerson Drive.

A modification has been requested to allow the disturbance of 59.9% of the 15-25% slopes. This amount will require a geotechnical report. Mr. Victor stated that he would like to have that report done in the final stage. There was discussion as to whether it would be more prudent to have it done early. It was decided that they would have it done later at their own risk. Mr. Victor stated that he was confident that there would not be any problems.

A wet well pump station will serve the proposed lots by gravity and pumped to Rochester Road to an existing MTSA manhole.

Mr. Victor stated that they will return next month with all comments addressed on the staff report and the engineer's report.

Mr. Donaldson moved to table Shepard Village, SPF 13-09-02. Mr. Liberto seconded the motion.

Ridge Forest PRD Revision 2, PRDF 13-08-02

Mr. Schupansky recused himself because of a conflict of interest.

Mr. Don Trant of Trant Corporation was present to explain the changes to the PRD. The cul-de-sac at the end of Syracuse Drive will be eliminated and the road will extend to the proposed Estates at Ridge Forest Plan of Lots. This will require adjustments to storm sewers, sanitary sewers and utilities. It will also require adjustments to the lot lines. There was some confusion concerning the drawings that still showed 10 lots on the half size drawings. This will be corrected.

Mr. Donaldson moved to recommend approval of Ridge Forest PRD Revision 2, PRDF 13-08-02 subject to the Staff Report dated December 12, 2013 and the Engineer's Report dated December 13, 2013 and the Trant Corporation drawings used to base the recommendation on are dated July 30, 2013 and revised November 26, 2013. Mr. Salvatora seconded the motion. The motion passed unanimously.

Estates at Ridge Forest, CS 13-08-01, Conservation Subdivision

Mr. Frank Zappala of CZ Franklin, LLC stated that he believes that operating under the Conservation Subdivision they comply with the ordinance. This cul de sac of 8 lots would disturb 4.5 acres of the 20 acre parcel.

Mr. Kipp asked Mr. Phillips to address the comments on his report. Mr. Phillips stated that all the comments can be conditions of approval.

Mr. Kipp asked Mr. Patrick Phalen who lives on McKinney Road who is in the audience if he had any questions. Mr. Phalen asked Mr. Zappala if he planned to keep as much of the wooded area in tact as possible and have they met with the EAC. Mr. Zappala stated that it is his intention as well as the borough's to keep it green and will be disturbing only 4.5 acres and they met with the EAC some time ago and their recommendations are included on the plan.

Mr. Salvatora moved to recommend Estates at Ridge Forest, CS 13-08-01 subject to the Staff Report dated December 12, 2013 and the Engineer's Report dated December 11, 2013 and based on the plans submitted. Mr. Liberto seconded the motion. The motion passed unanimously.

Orchard Hill Church, LPF 13-11-03

Orchard Hill Church, CU 13-11-02

Ms. Sandy Nelko of Shoup Engineering and Mr. Floyd Wine were present to represent Orchard Hill Church's proposed new chapel and maintenance building addition. Ms. Nelko stated that they received the staff and engineer's report and has no problems addressing the items.

They are asking for a modification from required landscape islands every 18 parking spaces in a row. Ms. Nelko indicated that most of the landscaping will be around the addition and in the rain gardens.

They are also asking for a modification from raised and curbed landscaping at the edges of parking areas. Mr. Phillips stated that typically you would have mountable curbs around the edges in parking areas and that is what the ordinance is calling for but mounding would defeat their purpose because the islands in the parking lot will be used as part of the infiltration system for the stormwater so they want to eliminate mounding.

Mr. Wine asked if they needed approval to start relocating utilities. Mr. Phillips stated that he couldn't see why they couldn't get started. Mr. Salvatora stated they would have to do it at their own risk if they want to start before they are approved.

With no other comments, Mr. Kipp asked for a motion to table. Mr. Junker noted that they would need an extension of time.

Ms. Nelko granted an extension of time until February 20, 2014.

Mr. Donaldson moved to table Orchard Hill Church, LPF 13-11-03 with the extension of time until February 20, 2014. Mr. Salvatora seconded the motion.

Mr. Donaldson moved to table Orchard Hill Church, CU 13-11-02 with the extension of time until February 20, 2014. Mr. Schupansky seconded the motion. The motion passed unanimously.

NEW BUSINESS

Hartman Farms, SF 13-12-01 Phase 1 Final Plans

Mr. Scott Foreman of Hampton Tech was present to address comments regarding Hartman Farms plan phase one.

Mr. Foreman passed around a handout that shows the changes to the plan from the previous approval. He stated the reason for the changes is a year ago Richard and Betty Losco wanted to keep 1.3 acres for themselves. Now they feel as they are getting older they don't want that much land to maintain. They didn't increase the number of lots; just made them wider. The only other change is the setbacks. Half of the homes will have 40 foot setbacks and the others will have 50 foot setbacks.

Mr. Foreman stated that he has received the staff and engineer reports and has no problems addressing all comments and all third-party permits have been obtained.

Mr. Junker informed everyone that Council has begun passing a resolution which is more detailed than a motion to approve a plan. It will require more documentation. As for this case, it was previously approved under a prior developer and didn't get as far as a development agreement. A resolution will be made for this approval and approval letters will be attached once they are finalized.

Mr. Salvatora moved to recommend approval of Hartman Farms, SF 13-12-01 subject to the Staff Report dated December 11, 2013 and the Engineer's Report dated December 13, 2013. Mr. Schupansky seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:48 p.m. Mr. Schupansky seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 12