

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 17, 2012**

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

Solicitor, Mr. Junker, opened the meeting at 8:03 p.m. acting as Chair pro tem to conduct the annual re-organization portion of the meeting and approval of the December minutes.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora..... absent
Bill Kipp..... 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. Junker asked for a motion to approve the December minutes. Ms. Demma moved to approve the December 20, 2011 minutes. Mr. Schupansky seconded the motion. The motion passed.

Re-organization of the Planning Commission

Mr. Junker asked for a motion to open the floor for nominations for Chair of the Planning Commission. Ms. Demma nominated Stephen Donaldson. Mr. Donaldson declined. Mr. Junker asked if there were any other nominations. Mr. Schupansky 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. Ms. Demma 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

LPF 11-09-02 – Stone Mansion – Revised Final Land Development

Mr. Kipp, acting as the new Chair, asked if anyone was here to represent the application. The applicant did not show up for the meeting.

Mr. Kipp stated that Mr. Malak had one item on his engineer's report that appeared to still be an issue and asked Mr. Malak to comment on it. Mr. Malak stated that the applicant submitted a stormwater management plan and answered the majority of comments on his original letter. The only item that was not addressed was the location of the discharge. In the ordinance it has to be no less than 15 feet. The discharge was less than 15 feet away from the adjacent property owner so we had them relocated it. Although they relocated it, he didn't get the drainage easement needed according to the ordinance. In their comment letter, dated January 13, 2012, they stated that the drainage easement will be provided at the township's request.

[Mr. Liberto entered the meeting at 8:10 p.m.]

There was discussion as to what the options were for the Planning Commission to precede.

Mr. Rocca stated that a gentleman from the Home Owners Association reported to him that the residents did meet with the Schellhaas people and they appeared to be satisfied with the information they provided.

Mr. Kipp asked Mr. Phillips if he would comment on his staff report. Mr. Phillips stated he has a couple items. He asked for floor plan drawings that they did submit after the deadline for submissions. And the landscape plans did not show landscaping at the planting islands. Nothing was too critical, just loose ends. Mr. Kipp asked about the signs. Mr. Phillips stated that they are in violation of too many signs on the property. He stated that the signs will have to go before they can do anything.

Ms. Demma moved to not recommend approval of LPF 11-09-02 – Stone Mansion – Revised Final Land Development unless a written extension of time until March 22, 2012 is granted by the applicant and communicated to the borough by January 26, 2012 and the Planning Commission will reconsider its recommendation at the February 21, 2012 meeting if such extension is granted. Mr. Liberto seconded the motion.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Ms. Demma moved to adjourn at 8:33 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 2

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 21, 2012**

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

Mr. Kipp opened the meeting at 8:00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Mike Malak, Engineer not required to attend

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. Mr. Schupansky moved to approve the January 17, 2012 minutes. Mr. Donaldson seconded the motion. The motion passed.

OLD BUSINESS

NEW BUSINESS

CU 12-02-01- Scott & Susan Foreman – Conditional Use Garage

Mr. Scott Foreman of 2463 Henry Lane came forward to address comments from the Commission for the proposed addition to his existing detached garage. Mr. Foreman stated that he wants to add on the back side of the garage for his two motorcycles. The addition will be 20x24 feet. The existing garage is concrete block. He will add siding and tie it in with the concrete block.

Mr. Salvatora asked if the neighbors would see his garage. He stated that the neighbors on either side can potentially see it.

Mr. Kipp asked if anyone from the audience had a comment. Mr. Jerry Snyder of 2465 Henry Lane stated that his property abuts Mr. Foreman's. Mr. Snyder asked for a definition of a conditional use. Mr. Junker read the definition from the MPC and gave an explanation. Mr. Snyder stated that he had concerns that the garage may be used for commercial use and asked what assurances there would be that it won't. Mr. Junker stated that there are two assurances; it

is not permitted under Franklin Park ordinances and it is stated on Mr. Phillips' staff report as a condition that the structure shall not be used for commercial purposes.

Mr. Kipp asked for a motion. Mr. Donaldson moved to recommend approval of CU 12-02-01-Conditional Use Garage for Scott & Susan Foreman subject to the Staff Report dated February 16, 2012. Mr. Salvatora seconded the motion. The motion passed unanimously.

Mr. Aaron Catchen with Frizt Baehr Architects asked to address the Commission to apologize for not being in attendance at the January meeting. He had written the wrong date down. The Commission thanked him for coming in.

GOOD & WELFARE

- Mr. Kipp made the Planning Commission aware that he received a phone call from Mr. Rocca stating that a motion was going to be made and voted on at the work session on February 15, 2012 to approve the Schellhaas Funeral Home. Mr. Kipp stated that he told Mr. Rocca that he disagreed. Mr. Kipp sent an email to council president Amy Sable, stating that the Planning Commission had them on the January agenda and the applicant did not show up. The Planning Commission had questions that they needed to have answered before they recommended approval. Ms. Sable made copies of his email for all council members. At the meeting Council decided to vote and they voted unanimously to approve the application. Mr. Kipp attended that meeting and after hearing the vote he stated that he attended a funeral at Schellhaas Funeral Home in Bakerstown and he didn't recall seeing an electronic sign there.

After much discussion concerning the sign, the Commission felt the most they could do at this point would be to ask the funeral home to consider an alternative sign. It was decided that Mr. Phillips would convey the Planning Commission's desire to consider a sign that would support the Borough's Comprehensive Plan and its goal to protect and preserve significant historical structures.

- Mr. Kipp wanted to discuss the Castletown Landscape Plans. He stated that although the landscaping around the homes there are beautiful, the developer did not install some of the street trees and in accordance with the plan. Mr. Phillips stated that he would talk to the Borough Engineer about it.

- Mr. Kipp asked Mr. Junker if there was a legal requirement that the borough manager attend the Planning Commission meetings. Mr. Junker stated that there is no requirement in the MPC. However, Mr. Rocca acts as liaison between Council and the Planning Commission at Council's direction.

Mr. Salvatora commented he was confused by the question. Mr. Kipp stated that there was one incident but did not expound on it. There was a brief discussion regarding the merits of the manager's attendance for answering questions on borough matters. Mr. Salvatora expressed concern that Mr. Kipp has some issues with this and suggested he discuss it with Council.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:00 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
MARCH 20, 2012**

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

Mr. Kipp opened the meeting at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma absent
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... absent
Robert Salvatora..... absent
Bill Kipp..... 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. Liberto moved to approve the February 21, 2012 minutes. Mr. Donaldson seconded the motion. The motion passed.

OLD BUSINESS

NEW BUSINESS

CU 12-03-02 – Ken & Joyce Robinson – Conditional Use Garage

Rich Robinson, son of Ken & Joyce Robinson, came forward as representative for the conditional use application for their property at 2625 Big Sewickley Creek Road. He stated that the garage is to store two cars and lawn equipment. Mr. Kipp asked if the garage has already been built. Mr. Robinson stated that it has.

Mr. Phillips explained that the builder told the Robinsons that they didn't need a building permit. However, they did need a zoning permit and because the garage is over 600 square feet they also needed conditional use approval. There are no neighbors that can see the building and it will not be used for commercial purposes.

With no other questions, Mr. Kipp asked for a motion. Mr. Liberto moved to recommend approval of CU 12-03-02 – Ken & Joyce Robinson – Conditional Use Garage subject to the Staff Report dated March 15, 2012. Mr. Donaldson seconded the motion. The motion passed unanimously.

Pre-application, Hartman property

Jim West came forward to summarize the proposed development and to ask for comments from the Planning Commission. They are proposing 51 lots with two cul-de-sacs on roughly 50 acres on the Hartman farm off of Reis Run Road.

Emergency access roads and the amount of lots allowed on cul-de-sacs were discussed as well as detention ponds and slopes.

After the discussion Mr. West stated that they will be back with a submitted application and plan.

Request for Zoning Change Application – 12-03-01

An application was submitted for zoning change by CZ Franklin, LLC from its current R-1 classification to R-4 for a 20.602 parcel with frontage along McKinney Road, bordered to the south by the Spring Ridge Plan and to the west and north by the Ridge Forest Plan. The intent is to develop lots of three-quarter acre in size with a minimum frontage of 90 feet.

Mr. Junker stated that because requests for zoning changes are rare, tonight we will lay out the process for this application.

Because the Franklin Park Borough ordinance differs from the MPC, it requires the Planning Commission to hold a public hearing with a court reporter, advertise, and send notices to people within 1000 feet. The purpose of the hearing is to hear from the applicant directly what is proposed and hear comments and questions from the Commission and open the floor for public comment. The end result for the Planning Commission, according to our zoning ordinance, is the Planning Commission can recommend approval or it may recommend a modification of the zoning amendment requested in the application or it may recommend that the application be refused. These recommendations shall then be certified to the Borough Council.

Mr. Junker added that this evening we should have a motion to schedule a public hearing for the Planning Commission at the next regular meeting on April 17, 2012 at 8:00 p.m. as the first item on the agenda.

Mr. Kipp asked for a motion. Mr. Donaldson moved to hold a public hearing on April 17, 2012 at 8:00 for Zoning Change Request. Mr. Liberto seconded the motion. The motion passed unanimously.

Review of the proposed Grading Ordinance

Mr. Kipp asked Mr. Phillips to explain what is required of the Planning Commission in regard to the Grading Ordinance.

Mr. Phillips stated that the grading ordinance was developed by the staff along with the revisions of the zoning and subdivision ordinance. It was felt that the subdivision ordinance should not contain the grading requirements so it was taken out and set as a standalone ordinance. Staff is satisfied with it and now it is time for the Planning commission to review it and make any comments.

Mr. Junker stated for clarification there were problems with the existing grading ordinance with its applications to single-family residence verses a large plan verses commercial sites. It was reformatted into having a first section that sets out standards that apply to all types of projects.

It was decided that the Planning Commission will review it and have it on the agenda for the April meeting and then send it on to Council so they can move it along with the Subdivision Ordinance.

Review of the Street Tree Ordinance

Mr. Kipp gave an overview of the Street Tree Ordinance. He stated that the idea was developed back in 2001 by Chuck Goulding who was an EAC board member. Although it was a good idea there are problems with it being enforced. He spoke to Council at the last work session and informed them that there were problems and suggested that it be revised. Council asked that the Planning Commission review it and make recommendations.

Mr. Kipp asked Mr. Phillips how to proceed. Mr. Phillips stated that he met with Mr. Goulding to draft the ordinance. However, they did not know at that time that there would be problems with utility companies and issues with public works regarding leaves collecting in the storm drains, etc. It was decided that Mr. Phillips would begin by contacting the utilities and gathering information of what they need. Mr. Phillips asked the members of the commission to take pictures when they see a plan in another community that looks good and bring it to the meeting then we can explore their ordinance.

Comments from the audience

Wayne Haas of 2568 Nicholson Road
David Kaminski of 2566 Nicholson Road
Ed O'Neil of 2562 Nicholson Road

The above residents came in to voice their frustration with the Borough over the Transitional Overlay district. They feel the Borough is not concerned about their properties that are affected by the YMCA. Mr. Haas stated that he wanted it to go on record that the Borough is not helping them.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 9:05 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 15

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 17, 2012**

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.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma absent
Mark Lindsay present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora..... present
Bill Kipp..... 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. Liberto moved to approve the March 20, 2012 minutes. Mr. Donaldson seconded the motion. The motion passed.

OLD BUSINESS

Request for Zoning Change Hearing – CZ Franklin, LLC

Mr. Kipp began by explaining to the audience the procedure for the hearing. He then turned the meeting over to Mr. Junker to conduct the public hearing. Mary Ellen Wolf, court reporter, was present to take a verbatim transcript of the hearing. The application was properly advertized and letters were sent to residents within 1000 feet of the proposed zoning change location. Mr. Schupansky has recused himself from discussion and voting. Mr. Robert Jagger from First City Company was present to represent CZ Franklin, LLC. CZ Franklin, LLC is an affiliate company of First City, developer of the Spring Ridge plan. Parcel E is a 20.6 acre lot along McKinney Road. It is north of the Spring Ridge development and south of Ridge Forest Development. It is zoned R-1 on the south, east and west side and the PRD is to the north. They are requesting a zoning change for this parcel from R-1 to R-4. Mr. Jagger stated the request for R-4 will permit 10 single-family homes consistent with homes on McKinney Road as well as the proposed use within the Ridge Forest approved development. The intent for this rezoning is to develop lots that are ¾ of an acre in size with a minimum road frontage of approximately 90 feet. Access to Parcel E for this development would be through the Ridge Forest plan of lots; not through Spring Ridge nor McKinney Road. After questions from the Commission members and comments from the audience, the hearing closed.

Mr. Liberto moved to not recommend approval of CZ Franklin, LLC Zoning Change 12-03-01 and to recommend that the zoning remain R-1. Mr. Lindsay seconded the motion. The motion passed unanimously. Mr. Schupansky recused himself from the motion.

Review of Street Tree Ordinance – Discussion on the street trees was tabled.

NEW BUSINESS – None

GOOD & WELFARE

Selection of Planning Commission Liaison to Council

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:50 p.m. Mr. Lindsay seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 20+

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MAY 15, 2012**

The May 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.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair.....present
Janet Demma present
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 April minutes. Mr. Donaldson moved to approve the April 17, 2012 minutes. Mr. Schupansky seconded the motion. The motion passed.

OLD BUSINESS

Review of Street Tree Ordinance

Mr. Kipp asked Mr. Phillips to inform the Commission on his findings regarding the utility companies' requirements on the placement of trees. Mr. Phillips stated that the water line is the farthest back at 6 to 8 feet from the curb. The gas company is 2 to 3 feet from the curb and the power line is one foot behind the easement. Sewers aren't often a problem because they often run behind the lots. Public Works has to contend with the storm sewers when falling leaves become an issue. After some discussion it was decided that Mr. Phillips would gather some ordinances from developing communities to see how they handle street trees to present at the next meeting.

NEW BUSINESS

Review of Kaelin Property, R-3 zoning amendment

Mr. Curt Kaelin of 2474 Nicholson Road explained to the Commission that he intends to keep the farm market and business going for his kids. He stated that the value of the land is his retirement fund. Mr. Kaelin previously sold a portion of his land that is now the Fields of Nicholson. Mr. Ed Thaner approached him to see what he planned to do with the rest of his land. So he attended a work session and Council suggested that he meet with Mr. Rocca and Mr. Phillips. At that meeting they discussed a few options and decided that he should attend the

Planning Commission meeting for guidance from them. With that, he turned it over to Mr. John Schleicher of Gibson-Thomas Engineering Company who presented a conceptual drawing. Mr. Schleicher stated that with the PRD ordinance eliminated from the R-3 zoning district, the discussion held at the meeting was how to accommodate a PRD or a conservation style development under R-3 zoning. The conceptual plan is for 66 single family dwellings on a 23 acre parcel with the market geared toward "empty nesters" desiring common maintenance. Under the currently proposed requirements it would only yield 40 units.

Mr. Schupansky asked if they are asking for a change in the actual ordinance. Mr. Schleicher stated they were. Mr. Schupansky asked why not just get a variance; you're asking to change an ordinance that is going to change every R-3 property. Also, a PRD requires a minimum of 25 acres so there is not even enough acreage for a PRD even if it wasn't eliminated from the R-3 zoning district. Mr. Schleicher stated they would have to purchase two more acres by Interstate 79. Mr. Schupansky further stated that we are being asked to change the R-3 zoning and once that's done we are not guaranteed anything if we recommend that.

Mr. Salvatora asked what the community would get from this development. Mr. Schleicher stated that it's a responsible development with open space.

Mr. Kipp stated that there are several options for the Commission: We could take it under advisement and do nothing this month, we can recommend putting the PRD back in the ordinances, we could recommend what is being requested with modifications, or we could recommend no changes.

Mr. Schleicher requested that the commission table this until next month so they can come back with more information so a good decision can be made to benefit everyone.

Mr. Kaelin stated that initially he inquired about adding the R-3 districts to the conservation plan. He thought the conservation plan sounded good and seemed similar to a PRD.

Mr. Kipp stated that another option then would be to consider a recommendation for conservation subdivisions in R-3 zoning districts. He asked for a motion to table until next month. Ms. Demma moved to table Review of Kaelin Property, R-3 zoning amendment. Mr. Schupansky seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Selection of Planning Commission Liaison to Council

Mr. Salvatora nominated Mr. Kipp to be the liaison to Council. Ms. Demma seconded the motion. The motion carried.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:38 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 19, 2012**

The June 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.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Gordon T. 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 May minutes. Ms. Demma moved to approve the May 15, 2012 minutes. Mr. Liberto seconded the motion. The motion passed.

OLD BUSINESS

Review of Street Tree Ordinance

Mr. Kipp asked Mr. Phillips to summarize what information he has gathered and what has been discussed. Mr. Phillips explained that the Planning Commission is trying to determine where would be a good location for the street trees. The current ordinance puts them too close to the street and in areas where some of the utility companies have issues with them. Therefore, we are trying to find a better location that everyone will agree upon. After some discussion and several ideas were presented, nothing was decided so Ms. Demma moved to table Review of Street Tree Ordinance. Mr. Liberto seconded the motion. The motion passed unanimously.

Review of Kaelin Property, R-3 zoning amendment

Mr. Thaner and Mr. Kaelin came before the board again this month to present a development that allows 67 units under the cluster option in the R-3 zoning district. After developing the Fields of Nicholson and seeing what sells and what doesn't, Mr. Thaner stated that these types of houses are the new and upcoming housing styles for "empty nesters." The comments from the Planning Commission were the same as last month; they are not comfortable recommending that they change the ordinance for one family in the borough, and that the borough has been adversely affected by PRDs in the past. There were concerns that there will be no guarantee of what kind of development would go in should the Kaelins sell property to someone in the future.

After much discussion Mr. Kipp stated that they have four options: 1.) ask Council to keep the PRD in the R-3 zoning district. 2.) create a conditional use to allow for a retirement community, 3.) make a compelling argument to Council to add a Conservation Subdivision design in the R-3 zoning district or, 4.) quickly purchase the 2 acres they need for a PRD that requires 25 acres, and make application before the new ordinance that omits PRDs in R-3 zoning districts goes into effect.

Mr. Thaner and Mr. Kaelin thanked the Planning Commission for their advice.

NEW BUSINESS

Mr. Salvatora moved to table the discussions on the developments listed below. Ms. Demma seconded the motion.

Discussion: Venango Trails Development
Discussion: Peters Township Development

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:09 p.m. Mr. Lindsay seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 6

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 17, 2012**

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.

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, 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 19, 2012 minutes. Mr. Lindsay seconded the motion. The motion passed.

OLD BUSINESS

Review of Street Tree Ordinance

Mr. Kipp asked for a motion to table the Street Tree Ordinance Review. Mr. Kipp stated that he will present something to the Commission that over the next few months can be reviewed and discussed. Mr. Salvatora moved to table the review. Mr. Donaldson seconded the motion. The motion passed.

NEW BUSINESS

Orchard Hill Church – LPF 12-07-01, Revised Final Land Development

Mr. Richard Shoup of Shoup Engineering and Mr. Kevin Cotter were present to discuss the proposed plans for Orchard Hill Church. Mr. Shoup explained that the old church will be demolished and left as a grassy area and 79 more parking spaces will be added to the parcel by the new church, plus additional storm sewers. According to their calculations the existing detention pond will be able to handle the flow. He stated that he has the list of comments from the engineer and staff that will be addressed over the next month and will have a more complete plan for the August meeting. Tonight they are looking for comments and direction from the Planning Commission.

Mr. Phillips informed them that the existing parking area that will still be there after the old church is removed is an issue because the parking is an accessory use and when the building goes away you have an accessory use without a principal use which is a technicality. He asked if they had any issues with doing a lot consolidation. Mr. Cotter asked if the two parcels go across two zoning areas. Mr. Phillips stated that they do but when you remove the line the property can still be of one use. Mr. Cotter stated that he doesn't have a problem with that. Mr. Phillips noted that it will be included in the process as a simple subdivision.

Mr. Cotter stated that they would like a modification from the ordinance that requires islands with a tree for every 18 parking spaces in lieu of more trees and landscaping along the buffer line. Mr. Phillips asked that they make that request in writing.

Mr. Phillips asked if they were adding any lighting. Mr. Shoup stated that it was discussed and had not yet been added to the plans. Mr. Phillips stated that if they add lighting they should submit specs and details of what they will put there.

Mr. Salvatora asked that they consider the safety of the people that will be walking from the farthest parking lot and add a walkway so they don't have to fight the traffic. Mr. Cotter stated that they will address that along with the lighting.

Mr. Kipp summarized what the Planning Commission expects to see addressed at the next meeting: address comments on the staff report and the engineer's report, lot consolidation, tree modification, pedestrian walkway and lighting and double lined parking stripes.

Mr. Phillips stated that they are good with the ADA spaces required.

Mr. Liberto moved to table Orchard Hill Church – LPF 12-07-01, Revised Final Land Development. Mr. Salvatora seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Mr. Kipp informed the Planning Commission members that as liaison to Council, he will attend a meeting with them in August to discuss the Planning Commission's work. He asked the members if they had any issues or concerns they would like him to discuss with them. There were several items they asked Mr. Kipp to discuss with council that would benefit the Planning Commission.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:06 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
August 21, 2012**

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.

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:

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. Ms. Demma moved to approve the July 17, 2012 minutes. Mr. Donaldson seconded the motion. The motion passed.

OLD BUSINESS

Orchard Hill Church – LPF 12-07-01, Revised Final Land Development (Parking lot expansion)

Richard Shoup of Shoup Engineering and Kevin Cotter, representative for Orchard Hill Church, are back this month with revisions to the plan of expanding the parking area by adding lighting to the plan as well as two pathways between the upper parking and the lower parking areas as the Commission had suggested.

Mr. Phillips stated in his Staff Report that they submit a request for modification of the Subdivision Ordinance to eliminate planting strips within the proposed parking area. The request was submitted this evening. The plan proposes 22 trees within and around the perimeter of both parking areas in lieu of the required 6 trees that would be placed in the 6 planting strips.

Mr. Malak stated that there are no comments on the Engineer's report and they recommend approval.

Mr. Kipp asked that they review the EAC minutes that were submitted this evening to see if they are able to respond to any of their requests. Mr. Shoup stated that the EAC minutes state a

request that they provide them a plan showing plantings that exist there now and the location of the wetlands. He stated that it will not be a problem and they can provide that for the EAC meeting on September 4, 2012.

Mr. Donaldson moved to recommend approval of Orchard Hill Church – LPF 12-07-01, Revised Final Land Development subject to the Staff Report dated August 15, 2012 with the recommend that Council approve the modification that was submitted August 21, 2012 and the Engineer's Report dated August 16, 2012 and subject to the applicants submittal to the EAC the information they requested in their meeting on August 7, 2012. Ms. Demma seconded the motion. The motion passed unanimously.

NEW BUSINESS - No new business

GOOD & WELFARE

Mr. Kipp stated that as liaison to borough council he attended the August 1, 2012 Work Session and took with him the issues that the Planning Commission discussed. Below are the questions and the answers that they provided as recorded in the Borough Council minutes.

- (1) Should the Planning Commission be more rigorous in recommending that developers follow borough ordinances rather than try to reach an accommodation with developers when they request variances from borough ordinances? There was a suggestion that all applications be treated the same and discussion followed. The word "variances" was also questioned, and it was noted that the Zoning Hearing Board grants variances. It was then clarified that the word refers to exceptions/modifications. In the past there was some "give and take" because of some holes in the existing ordinances. Several members of Council indicated that the revised ordinances should be enforced moving forward. It was also noted that modifications for slopes are frequently requested.
- (2) Planning Commission would like to receive notice when changes are made to developer plans that have been approved by Council. The rationale for this is found in the Comprehensive Plan, Chapter 10, Goal 1. Mr. Kipp noted that sometimes developers come back and ask for changes after approval, and the Planning Commission would like to receive notice. It was pointed out that some changes are minimal and are not required to go back to the Planning Commission; however, substantive changes must go back to the Planning Commission. Mr. Kipp cited an example in the Fields of Nicholson involving sidewalks that are bonded. He requested that the Planning Commission be notified if the developer does not install the sidewalks and forfeits the bond money. If that is the case, the developer should have to answer questions from the Planning Commission since the Commission would not be happy if this was done.
- (3) Does Council share the longstanding Planning Commission vision of sidewalks connecting all areas of the borough? Rationale for this is found in the Comprehensive Plan, Chapter 7, Goal 2. Objective B. Council indicated that they do.
- (4) The Planning Commission encourages Council to accurately document all infrastructure assets and to project the useful life expectancy for each of those assets, along with projecting expected replacement costs for each asset. Based on this information, the Planning commission recommends that Council establish a fund for replacing/repairing these assets, and most importantly, institute a program to fund this program as soon as possible. Mrs. Sable indicated that this subject should be on Council's agenda for future discussion.

(5) Should Council issue a yearly progress update on progress toward achieving the objectives set forth in the Comprehensive Plan? Mrs. Sable indicated that this is a good idea, and Council would request that the Planning Commission provide this report to Council.

Motion to Adjourn

Mr. Donaldson moved to adjourn at 8:42 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
September 18, 2012**

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 8:13 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma absent
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 August minutes. Mr. Salvatora moved to approve the August 21, 2012 minutes. Mr. Schupansky seconded the motion. The motion passed.

OLD BUSINESS – No Old Business

NEW BUSINESS

Krepps-English Subdivision (Hampton Inn), SS12-09-06

Forza, Hampton Inn, LPF 12-09-02

Mr. Doug Tait of Tait Engineering was present to summarize the proposed plan for a Hampton Inn next to Carmody's Restaurant. The subdivision is for consolidating two lots into one for a land development for the hotel. It was decided that these two applications would be discussed together.

The Forza Group is looking for Preliminary & Final approval for a Hampton Inn. They propose to build a four story, 90 unit Hampton Inn with a swimming pool and breakfast area on property located at 2622 & 2624 Wexford Bayne Road (next to Carmody's Restaurant) on 1.263 acres. A large retaining wall is proposed due to the difference in elevation from the front to back. Mr. Salvatora asked how high it would be. Mr. Tait stated that at the highest point it would be 25 feet high.

There was some discussion on where the water would drain. Mr. Salvatora was having trouble seeing it clearly on the topographical plans at the lowest point and stated that it looks like there would be ponding. Mr. Tait explained that what is shown on the plans is the lowest point on their lot but it slopes down gradually across the neighboring lot as well. Mr. Tait stated that there is a swale that isn't quite showing up clearly on the drawing. He will make the next set of drawing so that it is clearer.

They will be asking for a modification for parking. The ordinance requires a 10 foot setback they are asking for 5 feet. Mr. Donaldson asked if it was to meet the parking space requirements. Mr. Tait stated that it was. They need 97 parking spaces. Mr. Phillips stated that the setback will be a zoning requirement and the buffer yard will be regulated by the subdivision ordinance. The retaining wall has to be three feet from the property line.

Mr. Salvatora stated that he doesn't think it will be an attractive building and not at all adhering to a rural setting.

Mr. Kipp went over the items the Planning Commission will be looking for: A better topographical drawing, geotechnical survey, an artist's rendering, sign specs, retaining wall specs, and lastly, to work to meet all the borough ordinances. He also stated that he would like to see pictures of other Hampton Inns as a comparison.

Mr. Salvatora moved to table Krepps-English Subdivision (Hampton Inn), SS12-09-06 and Forza, Hampton Inn, LPF 12-09-02. Mr. Donaldson seconded the motion. The motion passed unanimously.

Hartman Farm Preliminary Phase 1 & 2, SP 12-09-01

Hartman Farm Final Phase I, SF 12-09-01

The developer Jim West and Scott Foreman from Hampton Technical Associates were present to discuss Preliminary approval of a 51 lot residential subdivision for single family homes. It was decided to focus on the preliminary application in order to understand the scope of the development. This development includes three family parcels.

Mr. Donaldson asked who would be the builder. Mr. Forman stated that Heartland Homes will build them similar to the others in the area.

Mr. Kipp asked if there were any wetland areas. Mr. Foreman stated that there are three and two will not be disturbed.

Mr. Salvatora asked if there will be street lighting. Mr. West stated there wouldn't be any. Mr. Salvatora wondered if it would be nice to have gas lamp type of lighting. They said they would look into it.

Mr. Salvatora questioned why there is no emergency access easement. Mr. West stated that he was under the impression from the pre-application submission they didn't need one. Mr. West said he will look into adding one or ask for a modification. Mr. Phillips asked that they give all easements to the borough and show them as municipal easements on the drawings.

Mr. West stated that they have no problems with addressing all the comments on both the staff report and the engineer's report.

Mr. Donaldson made a motion to table Hartman Farm Preliminary Phase 1 & 2, SP 12-09-01. Mr. Schupansky seconded the motion. The motion passed unanimously.

Mr. Donaldson made a motion to table Hartman Farm Final Phase I, SF 12-09-01 as well. Mr. Salvatora seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Revisions to approved Subdivision and Land Development Plans

Mr. Kipp explained that one of the questions that he brought to Council as liaison, concerned requests for changes from developers to council. The Planning Commission asked that they be informed when these changes occur. Mr. Rocca informed him via email that Mr. Phillips will include a copy of every developer's request for change to a development with the monthly packet. This was acceptable to the Commission members.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:25 p.m. Mr. Schupansky seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 9

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
November 20, 2012**

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 8:07 pm.

Roll call:

PLANNING COMMISSION MEMBERS:

Bill Kipp, Chair present
Janet Demma present
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 September minutes. Mr. Salvatora moved to approve the September 18, 2012 minutes. Mr. Schupansky seconded the motion. The motion passed.

OLD BUSINESS

Krepps-English Subdivision (Hampton Inn), SS12-09-06

Forza, Hampton Inn, LPF 12-09-02

A letter was sent asking for an extension of time and a request to be tabled until the December meeting.

Hartman Farm Preliminary Phase 1 & 2, SP 12-09-01

Hartman Farm Final Phase I, SF 12-09-01

Jim West, the developer and Scott Foreman from Hampton Technical Associates were present to discuss the changes made since they were at the September meeting.

Mr. Kipp had two issues he wanted to address. He stated that the comment in the letter from Allegheny County Economic Development dated September 24, 2012 advised substituting crownvetch on the slopes with a mixed use of native and other grasses. He asked that crownvetch be removed from the plans. They agreed. Mr. Kipp also asked that they use one type of tree for each street. Mr. Kipp noted that the landscape plans are separate from the other plans. Mr. West stated that it was because the landscape plans were done by a different firm

but said they will include them with the final plans. Mr. Kipp asked how they will insure the trees. Mr. West stated that they can include them in the bond.

Mr. West stated that everything was moving along nicely. They are waiting for some approvals that take some time but they anticipate they will have soon. Mr. Foreman stated that they received the comments from staff and the engineer's comments and met with Senate Engineers and were able to address most of the comments. Unfortunately the layer for the emergency access easement was erroneously left off the plans but fully intend to include it.

Ms. Demma stated that she couldn't tell if the sidewalks were handicap accessible. It was determined that they were on the plans.

Mr. Schupansky asked what they plan to do as far as a traffic calming device for Inglewood Drive because it is such a long street and stated that Allegheny County Economic Development letter had advised them on as well. After some discussion Mr. West suggested that where the road crosses the stream guard rails could be put up on both sides and stone pavers across the road. It would be aesthetically pleasing as well. All agreed. Mr. Phillips stated that the traffic calming issue will be in Phase 2 and can be revisited.

Mr. Kipp asked for a motion. Mr. Salvatora moved to approve Hartman Farm Preliminary Phase 1 & 2, SP 12-09-01 subdivision application subject to the Staff Report dated November 20, 2012 and the Engineer's Report dated November 20, 2012 and the following issues would be addressed. 1. One type of tree to be specified for each street, 2. A traffic calming device installed on Inglewood Drive and 3. Crownvetch eliminated on the slopes. Mr. Donaldson seconded the motion. Mr. Kipp voted no. The motion carried.

Mr. Salvatora moved to approve Hartman Farm Final Phase I, SF 12-09-01 subdivision application subject to the Staff Report dated November 20, 2012 and the Engineer's Report dated November 20, 2012 and with the condition that one type of tree be specified on each street and eliminate the crownvetch that was identified in the Allegheny County Economic Development letter dated September 24, 2012. Ms. Demma seconded the motion. The motion passed unanimously.

NEW BUSINESS – No new business.

GOOD & WELFARE

Mr. Kipp reminded the Planning Commission to take the SALDO and Zoning Ordinances with them and respond with any comments.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:46 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 11