

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 18, 2011**

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

Solicitor, Max Junker opened the meeting at 8:05 p.m. acting as Chair pro tem to conduct the annual re-organization meeting.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair absent
Sam Liberto present
Robert Schupansky present
Robert Salvatora present
Bill Kipp absent
Laura Coombs, Chairwoman present

ENGINEER:

Engineer exempt

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. Mr. Liberto moved to approve the December 21, 2010 minutes. Ms. Demma seconded the motion. The motion passed unanimously.

Re-Organization of the Planning Commission

Mr. Junker asked for a motion to open the floor for nominations for Chair of the Planning Commission. Mr. Salvatora moved to open the floor for nominations. Mr. Liberto seconded the motion. Ms. Demma nominated Laura Coombs for Chair. Hearing no other nominations, Mr. Junker asked for a motion to close the floor for nominations. A unanimous ballot was cast for Laura Coombs as Chair of the Planning Commission. Ms. Demma moved to close the floor. Mr. Salvatora seconded the motion.

Mr. Junker asked for nominations for Vice-Chair. Mr. Salvatora nominated Steven Donaldson. Hearing no other nominations, Mr. Junker asked for a motion to close the floor and cast a unanimous ballot for Steven Donaldson as Vice-Chair. Mr. Liberto moved to close the floor for nominations. Ms. Demma seconded the motion.

NEW BUSINESS

David Benton (Rippling Run Kennel) – CU 11-01-01, Conditional Use

Ms. Coombs asked Mr. David Benton to come forward to address comments from the Commission. Mr. Benton stated that he and his partner entered in to a business agreement with

Michelle and Brian Ludwig to take over the Rippling Run Kennel business located at 2457 Rochester Road. As part of that agreement they are allowing us to make some expansions to the kennel by renovating the existing barn to accommodate 12 horses as well as fencing areas for turn out, exercise and training.

Mr. Benton explained that they own two horses that are not currently boarded on the property. At the minimum they would like to board their horses on the property, but are also interested, as well as the kennel business, getting into some commercial boarding for horses. Eventually they would like to add a new barn and expand the business slowly.

Mr. Junker asked what his interest is in the property. Mr. Benton stated that they are in a lease to purchase agreement with a contract to purchase after five years. Mr. Junker asked if the owners were here this evening. Mr. Brian Ludwig identified himself and gave his address as 911 William Penn Court, Wilkensburg, Pa 15221.

Ms. Demma stated that the details they would be looking for would be about parking and what sort of fencing they would use.

Mr. Phillips stated that because there would be two uses; one for the kennel and one for the commercial boarding, they would need to get a variance which would mean going before the Zoning Hearing Board. Even if you just boarded your own horses as animal husbandry, you would still need to go before the Zoning Hearing Board.

Ms. Coombs asked the audience if anyone had any comments or objections. Mary Kay Beaber of 2453 Rochester Road stated that she had no objections.

Mr. Ron Kirsch of 2536 Big Sewickley Creek Road stated that he had no objections.

After some discussion and finding that more information was needed, it was decided that Mr. Benton would sit down with Mr. Phillips and discuss the various options before him. He asked for an extension of time until further notice.

Mr. Liberto moved to table David Benton (Rippling Run Kennel) – CU 11-01-01, Conditional Use. Ms. Demma seconded the motion. The motion passed unanimously.

Oscar Miller of 2406 Marble Lane asked the Planning Commission when the Five Points Area will be discussed. Mr. Phillips stated that Council will be making a decision down the road but currently it is tabled. There is no agenda at this time to move forward on it

OLD BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:54 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 9

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 15, 2011**

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

Ms. Coombs opened the meeting at 8:05.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky present
Robert Salvatora..... present
Bill Kipp present
Laura Coombs, Chairwoman present

ENGINEER:

Art Gazdik, 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

Ms. Coombs asked for a motion to approve the January minutes. Ms. Demma moved to approve the January 18, 2011 minutes. Mr. Liberto seconded the motion. The motion passed unanimously.

OLD BUSINESS

Mr. Kipp moved to address Ridge Forest last this evening due to the amount of time required for discussion. Ms. Demma Seconded the motion. The motion carried unanimously.

NEW BUSINESS

Hohman Site Plan, LPF 11-02-01

Mr. Scott Pilston of Pilston Surveying was present to represent the Hohman Site Plan and address comments from the Planning Commission. Mr. Pilston explained that the property is 3.8 acres of vacant land and is situated across from Linbrook Park on Big Sewickley Creek Road in the M-3 zoning district. The Hohman Site Plan is a proposed asphalt parking area for the applicants landscaping business for which he plans to store bulk material, work vehicles and employee parking. Mr. Hohman owns 7.3 acres behind the proposed parking area where he is currently building a single family home. A Highway Occupancy Permit will be required. There will be lighting for the parking lot. Landscaping is proposed at the entrance and around the front and sides of the parking area. A ring of evergreens are proposed around the detention facility. There is no water or sewage on the property.

Mr. Pilston stated that he expects to be tabled this evening but wanted present the plan to the Planning Commission.

Mr. Liberto moved to table Hohman Site Plan, LPF 11-02-01 until such time as they can address staff comments. Mr. Donaldson seconded the motion. The motion passed unanimously.

Fields of Nicholson, Revised Phase 1, PRDF 11-02-01, 3rd Revision

At this time no one is here to represent this application. Mr. Donaldson moved to table. Ms. Demma seconded the motion.

Fields of Nicholson, Revised PRDT 11-02-01, 4th Revision

At this time no one is here to represent this application. Ms. Demma moved to table. Mr. Liberto seconded the motion.

Ridge Forest, PRDT 10-12-01

There was several in attendance to represent Ridge Forest PRDT. Mr. Don Graham with Dillon McCandless King Coulter & Graham LLP, Mr. Steve Victor with Victor Wetzel Associates, Mr. Anthony DePretis with Ryan Homes, Mr. Don Trant with Trant Corporation, Mr. Richard Dorothy with Ridge Forest Developers, L.P., and Mr. Doug Weatherby with PCI Design Group.

Mr. Victor began by pointing out the landscaping of the entire plan with illustrations. The plan includes townhouses, garden apartments, single-family homes and independent senior living units. He explained that Georgetown Drive will have a "boulevard like" appearance that is aesthetically pleasing. 66% of the property is open space.

Mr. DePretis presented illustrations of the types of buildings and the exterior facades for the entire plan.

Mr. Doug Weatherby explained the independent senior living which consists of two four-story buildings each unit containing one or two bedrooms. As amenities, they propose a community area, craft room, fitness area, library & computer room and storage area for such things as Christmas decorations. There will be lighting for the parking lot and pedestrian areas.

Mr. Richard Dorothy, who represents the owner and the developer of the entire property and also the contractor for the garden apartments, brought with him renderings of what the interior configurations of will look like. They propose three distinct types of buildings with different footprints and square footage based on the number of bedrooms of each unit.

Mr. Donaldson questioned the slide prone soils on the property. Mr. Trant explained that there will be significant review of geotechnical slope analysis and core borings.

The Planning Commission decided to go through the 21 departures they requested in a letter from Trant Engineering dated January 27, 2011. Most of them were acceptable to the board. However, 7, 9, 10, 11, and 13 were contingent upon geotechnical analysis from a registered professional engineer as part of final approval. The Planning Commission also acknowledged that items 8 and 19 were dependent upon the approval of the Pennsylvania Department of Environmental Protection and/or the Army Corp of Engineers for final approval. The Planning Commission requested more information on street lighting for item 3 and parking at existing buildings for item 12.

Ms. Coombs asked Mr. Phillips and Mr. Gazdik if they had any comments that needed to be addressed. Mr. Phillips' only comment was the residential lots are a little narrow. He also stated that he doesn't see much variation from our ordinance with this development.

Ms. Coombs asked Ms. Kipp if the EAC had any comments. Ms. Kipp stated that they will need the landscaping for the senior living area.

Mr. Phillips stated that they will need to address the removal of the oil tank and possible well from the existing foundation of the house that was there.

Mr. Junker asked about Staff Report comment # 39 which states that a fee of \$800.00 per dwelling unit in lieu of dedication or provide proposed details of dedication of open space and facilities for recreation. Mr. Graham stated that he will talk with staff. Mr. Phillips stated that this needs to be addressed at the tentative stage so we know dollar amounts. He asked that they submit a cost estimate.

Mr. Kipp stated that the application should be tabled until next month when all comments and suggestions have been addressed. Mr. Graham asked if the commission is expecting another presentation next month. Mr. Phillips stated they will only need to go over the changes discussed this evening. Mr. Graham stated that he would provide a letter asking for an extension of time.

Several members thanked them for coming back with answers as well as a good presentation.

Mr. Donaldson moved to table Ridge Forest, PRDT 10-12-01. Mr. Liberto seconded the motion. The motion carried unanimously.

Fields of Nicholson, Revised Phase 1, PRDF 11-02-01, 3rd Revision

Mr. Liberto moved to take from the table the Fields of Nicholson applications. Mr. Thanner is now present to address the Planning Commission. Ms. Demma seconded the motion. The motion passed.

Mr. Thanner of Gibson Thomas Engineers presented their Phase 1 Revised PRD, 3rd Revision to the commission. He stated that the reason for this revision was to eliminate a lot and adjust some lot-lines on the previously changed villa lots.

Mr. Salvatora moved to recommend approval of Fields of Nicholson, Revised Phase 1, PRDF 11-02-01, 3rd Revision lot line revision subject to the Staff Report dated February 19, 2011 and the WEC Engineers Report dated February 19, 2011. Mr. Kipp seconded the motion. The motion passed unanimously.

Fields of Nicholson, Revised PRDT 11-02-01, 4th Revision

Mr. Thanner explained that they are planning to start phase three of the Fields of Nicholson and that is the purpose of the revision of the tentative approval. The developers are changing phase three portion from townhouses to villas because of the market.

Due to insufficient information for the EAC and some errors on the plans, the Commission decided to table and Mr. Thanner asked for an extension of time. After some discussion Ms. Demma moved to table with an extension of time until April 21, 2011, Fields of Nicholson, Revised PRDT 11-02-01, 4th Revision. Mr. Liberto seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 10:35 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 12

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
April 19, 2011**

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

Ms. Coombs opened the meeting at 8:06.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma absent
Stephen Donaldson, Vice Chair absent
Sam Liberto present
Robert Schupansky..... absent
Robert Salvatora present
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Ms. Coombs asked for a motion to approve the March minutes. Mr. Liberto moved to approve the March 15, 2011 minutes. Mr. Kipp seconded the motion. The motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

Karen Phillips, VMD – CU 11-04-02 Animal Husbandry

Ms. Phillips summarized for the Commission that she would like to house a limited number of livestock that would include goats, sheep, pigs and poultry on the property that she will buy contingent upon approval by the Planning Commission and Council. The 6.35 acres are located at 2506 Wexford Bayne Road. She stated that she is a small animal veterinarian and spent most of her career working in animal shelters. She has found that there is a need for safe housing for abused or neglected farm animals.

Mr. Salvatora asked her to explain how she would come upon a stray sheep or goat. She explained that some people buy the sheep or peeps or potbelly pigs when they are young for pets and then decide they don't want them as grown animals. Also, in working with the Humane Society she has found that people will hoard animals and they become neglected and abused and would want to provide a sanctuary for them.

Mr. Kipp asked about the number of animals she would have. Ms. Phillips stated that the ordinance allows two animals per acre for livestock. The property would allow a maximum of

thirteen animals. The amount of poultry is fifty per acre. She also stated that she would allow people to adopt an animal if she found proper housing for them.

Mr. Phillips stated that there are a few issues on the application that need to be addressed. Buildings that house animals must be 100 feet from the property line and the garage that she intends to house fowl would also have to be 100 feet from the main building.

Mr. Kipp asked about composting the manure. Ms. Phillips stated that she would use railroad ties and store it in the back out of view from the neighbors and that there is very little odor with fowl manure. Also, she plans to use rotational grazing so when one area has been grazed, the animals would be moved to another pasture to avoid over grazing and unsightliness.

Ms. Coombs asked if there will be any employees. Ms. Phillips stated that there will be no employees. However, there may be some volunteers. She would also like to provide an educational forum in the community about animal welfare by going to schools and using facebook and a website.

Ms. Coombs invited Mary Jane Meinert of 2508 Wexford Bayne Road to voice her concerns. Mrs. Meinert stated that she hasn't seen the layout of the property and what Ms. Phillips wants to do. Mr. Kipp moved to take a five minute recess to provide copies of the property that depicts where the fencing, etc. will be located. Mr. Salvatora seconded the motion. All agreed.

The meeting reconvened. Mrs. Meinert has concerns that the house isn't livable and wants to be assured that someone will be there should the animals get loose. Also, if the fencing goes over the creek and the creek rises will the animals be able to get out.

Mr. Ed Murdy of 2501 Wexford Bayne Road stated that he is concerned that the project could get out of hand.

Ms. Phillips answered all the concerns. She stated that she wants to be a good neighbor and her highest priority would be to care for the animals in a responsible way. There would not be over crowded conditions. She will use four foot wire fencing with wooden posts. Although the house is not livable at this point, this will be a long time project. She plans to live in the house and it will have to be renovated first and will probably not have animals on the property until next year. There will not be cows or horses because they need certain housing requirements. She is a small animal veterinarian. She also stated that the ordinance states that she can have 50 fowl per acre but she does not want 300 fowl on the property any more than the neighbors do. She thinks there will be no more than 30 to 50 fowl. There will probably be some chickens, turkeys and ducks that will not be visible. They will be housed in the back of the property. All the animals will be brought in at night for their protection. If anything offensive should come up, she will rectify it. She wants this to be a beneficial undertaking and would not want to create any negativity.

Ms. Coombs asked if she would have school kids coming on the property. Ms. Phillips stated that she will not. The neighbors don't need to worry about school bus loads of kids or any excess traffic.

Mr. Salvatora suggested that she add to her application that she will provide sufficient fencing and it will be added as a condition.

Mr. Reed McCrea, Jr. of 2517 Wexford Bayne Road asked about eggs and possible hatching. Ms. Phillips stated that she will not be having any reproduction of any of the poultry or livestock.

Ms. Bernice Groff of 2503 Wexford Bayne Road asked about grazing and if the pasture will be in the front of the property. Ms. Phillips stated that there will be a pasture in the front and one in the back. Ms. Groff is concerned that it could devalue the properties. Ms. Phillips stated that it would be a matter of opinion. To her it is a beautiful thing to see animals grazing and she would keep it nicely landscaped as possible.

Mr. Kipp wanted to state for the record that Dr. Phillips was a member of the EAC when he was chair. And what she has stated here reflects what we know of her; that she wants to be a good neighbor and good for the community. Mr. Kipp also asked if she would be willing to self limit her number of fowl and add it as a condition of having less fowl as our ordinance permits. She stated that she would.

Mr. Liberto moved to recommend approval for Karen Phillips, VMD – CU 11-04-02 Animal Husbandry subject to the Staff Report dated April 14, 2011 with the additional conditions that the fence detail be provided as well as limits on animal quantities be negotiated with staff. There was discussion on who is to negotiate the limits. Mr. Liberto revised his motion as: to recommend approval for Karen Phillips, VMD – CU 11-04-02 Animal Husbandry subject to the Staff Report dated April 14, 2011 with the additional conditions that the fence detail be provided and for the applicant to limit her intent of animal types. Mr. Salvatora seconded the motion. The motion passed unanimously.

Fields of Nicholson – Revised Phase III PRDF 11-04-02

Mr. John Schleicher of Gibson-Thomas Engineers was present to address the Commission. Mr. Schleicher is back with the third and final phase of Field of Nicholson. The latest revised tentative approval was before the Commission last month. He is here with the final development plans for Phase III which consists of 2.77 acres in the southwest corner of the development property just behind the existing pond. Phase III is a cul-de-sac with 15 units. The plans here tonight are identical to the ones presented last month they have just been refined to add construction details.

Mr. Schleicher went through the staff comments and has no problems with any of them. Comment #9 states: The sidewalk along Waterleaf Court must extend through the open space to Nicholson Road as originally approved. Mr. Kipp stated that at an earlier discussion it was agreed that the sidewalk would go around the pond and not cut through to Waterleaf Court. Mr. Schleicher stated that he did not remember and would check back to the tentative approval plans.

Mr. Schleicher addressed the engineer's comments. Mr. Malak commented that the paved radius of the cul-de-sac needs to be 40' to qualify for PennDOT liquid fuels. The plans indicate a paved radius of 35.5 feet. Also, they need confirmation that the landscape island will not prevent Franklin Park Borough from receiving liquid fuels after taking over the street. Mr. Schleicher stated that they would provide a 40' radius and the landscape Island can be removed.

Mr. Salvatora stated that the goal is to someday have sidewalks connect all along Nicholson Road and wondered if it is feasible to eliminate the sidewalk around Waterleaf Court and put it behind the pond and connect it to the sidewalk on Laurel Drive. Mr. Schleicher stated that it was a good idea and can see no reason why they couldn't.

Mr. Salvatora suggested sending it right on to Council instead of having them come back to the Planning Commission just because of the sidewalk suggestion. Ms. Coombs stated that Council likes to have all these matters cleaned up before they see it. Mr. Salvatora countered that they would otherwise be approved. Ms Coombs said there are other items that should also be addressed. Mr. Phillips asked Mr. Schleicher what the time frame was and if they are anxious to get started. Mr. Schleicher stated that it probably wouldn't be a hardship for the developer but the contractors are waiting. There was some more discussion on whether they are ready for approval.

Mr. Salvatora moved to recommended approval of Fields of Nicholson, Revised Phase III PRDF 11-04-02 subject to the Staff Report dated April 13, 2011 with the exception that item #9 is stricken and replaced with: in lieu of the sidewalk depicted on the eastern side of Waterleaf Court, a sidewalk shall be constructed from Nicholson Road at the corner lot 4301 across the west end side of the units on Waterleaf Court connecting to Laurel Drive sidewalk also subject to the Engineer's Report dated April 13, 2011 with exception of item #4 which will be stricken because the landscape island will be eliminated from the plans. Mr. Kipp seconded the motion. The motion carried unanimously.

Wayne R. Haas of 2568 Nicholson Road attended the meeting to inquire if anything is going on with the transition area because the residents there were to be notified and have input on it. Mr. Phillips stated that there will be a public hearing and at that meeting there will be public input. Council meets every Thursday morning. It's a public meeting and anyone can attend but it is not an input meeting. Mr. Phillips suggested that Mr. Haas put down any comments or recommendations in writing and give them to Council for them to consider. Mr. Rocca agreed that Council will consider any comments and suggestions that are in writing.

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:56 p.m. Mr. Liberto seconded the motion. All approved.

The Planning Commission members held a post meeting to review of the final draft of the proposed SALDO and set dates for work sessions in May.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 14

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 21, 2011**

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

Ms. Coombs opened the meeting at 8:02.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair absent
Sam Liberto present
Robert Schupansky present
Robert Salvatora present
Bill Kipp present
Laura Coombs, Chairwoman 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

Ms. Coombs asked for a motion to approve the April minutes. Mr. Liberto moved to approve the April 19, 2011 minutes. Mr. Salvatora seconded the motion. The motion passed. Mr. Schupansky abstained from voting because he was absent from the April meeting.

OLD BUSINESS

NEW BUSINESS

Sean J. Carmody – CU 11-06-03, Conditional Use Picnic Shelter Structure

Mr. Carmody was present to address the Commissions questions. Ms. Coombs asked Mr. Carmody to explain what he is proposing.

Mr. Carmody stated that he wants to construct a hexagon gazebo on his 6.5 acres. It will be 21 feet off the property line and have a concrete pad and pine beams with a metal roof. Because of the elevation a retaining wall will have to be built that will avert some of the water runoff.

Mr. Salvatora asked if he will have any utilities to the structure. Mr. Carmody stated that he will run electric to it for a ceiling fan with a light in it.

Mr. Salvatora asked what he intended to use such a large gazebo for. He explained that he has three daughters and would rather they have friends over than they being out somewhere else.

Mr. Liberto asked Mr. Phillips if the setbacks were sufficient. Mr. Phillips stated that they were and there are no issues concerning the location. Letters were sent to the neighbors and no one showed up tonight so there are no objections.

With no more questions, Ms. Coombs asked for a motion. Mr. Salvatora moved to recommend approval of Sean J. Carmody – CU 11-06-03, Conditional Use Picnic Shelter Structure subject to the June 17, 2011 Staff Report. Ms. Demma seconded that motion. The motion passed. Mr. Kipp abstained from voting because he did not approve of the size of the drawing that was submitted.

Wayne R. Haas of 2568 Nicholson Road stated that when he attended the April meeting he was surprised that the transitional district overlay was pulled from the Comprehensive Plan. It seemed that not everyone was on the same page.

Mr. Haas prepared packets to hand out to the Planning Commission of things that he doesn't believe anyone has heard that the neighbors in that area desire. He asked that they look it over with consideration of the changes that have occurred in the area.

GOOD & WELFARE

Motion to Adjourn

Ms. Demma moved to adjourn at 8:13 p.m. Mr. Liberto seconded the motion. All approved.

The Planning Commission members held a post meeting to review Article 1600, Planned Economic Development (PED), pages 73 - 81.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 19, 2011**

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

Ms. Coombs opened the meeting at 8:00.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora present
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Ms. Coombs asked for a motion to approve the June minutes. Ms. Demma moved to approve the June 21, 2011 minutes. Mr. Kipp seconded the motion. The motion passed.

OLD BUSINESS

NEW BUSINESS

Mark & Patricia Walzer – CU 11-07-04, Conditional Use Animal Husbandry

Mr. & Mrs. Walzer are seeking a recommendation to keep two horses on the property located at 1650 Pegher Lane. The property is 5 acres of farm land that currently has a barn and house and an electric fence. They also would like to have a few sheep in the future to keep the grass down.

[Mr. Schupansky entered the meeting at 8:06]

Ms. Coombs asked Mr. Phillips if the electric fence meets the requirements. Mr. Phillips stated that it did as long as it's considered a part of the approval because an electric fence would be a part of the conditional use. Mr. Junker read the zoning ordinance that states the requirements for electric fences.

Ms. Demma asked if they were renting or buying the property. They explained that they were buying it contingent upon approval.

Ms. Coombs asked if anyone in the audience had any comments or concerns.

Mary Jane Meinert of 2508 Wexford Bayne Road asked if there was a house on the property and if it was livable. Mrs. Walzer stated that there is a house and it is livable. She also asked about other future animals. Mrs. Walzer stated that there would only be two sheep and they aren't even sure if they will have them; they just wanted to cover the bases so they wouldn't have to come back to the Planning Commission in the future. Mrs. Walzer also stated that occasionally they may have visitors that bring their horses over night to go riding but they will not be staying there.

Ms. Coombs asked Mr. Phillips if they need to point out where they will keep the manure. Mr. Phillips stated that it will be conditioned that it be stored 200 feet from the property line. Mr. Walzer stated that most of it will be dispersed on the property with a spreader.

Ms. Coombs asked if anyone else had any comments. Hearing none, she read a note from Virginia Pietrone of 1645 Pegher Lane who could not attend the meeting. The note states that she has no objections.

With no more comments, Ms. Coombs asked for a motion. Mr. Salvatora moved to recommend approval for Mark & Patricia Walzer – CU 11-07-04, Conditional Use Animal Husbandry subject to the Staff Report dated July 14, 2011 and in compliance with Zoning Ordinance 212.62 concerning electric fences. Ms. Demma seconded that motion. The motion passed unanimously.

Wayne R. Haas of 2568 Nicholson Road asked if the Planning Commission had a chance to look at the information that he gave to them at the last meeting. Ms. Coombs stated that only two of the members were able to attend the meeting so another meeting will need to be scheduled. Mr. Haas submitted another piece of information for the Planning Commission. Ms. Coombs accepted it and stated that she will add it to the other materials that were submitted.

Theresa Wolfarth of 2573 Nicholson Road attended the meeting to complain about the noise from the YMCA from the swimming pool and the lawn mower. She stated that the noise from the pool starts at 8:00 a.m. until 10:00 p.m. and the mower starts at 8 a.m. as well.

Mr. Salvatora asked Mrs. Wolfarth what she wanted the Planning Commission to do. She stated that she would like for someone to do something about the hours that the pool is open and the time the mower starts and to have them finish the fence that they promised.

While the Commission was sympathetic to Mrs. Wolfarth's concerns, they did not feel that there was anything they could do because the Planning Commission is only a recommending board. The Commission offered suggestions such as talking to council or calling the police when the noise occurs. Another suggestion was for the borough to test for high decibels of noise again.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 8:51 p.m. Mr. Kipp seconded the motion. All approved.

The Planning Commission members held a post meeting to review Article 1600, Planned Economic Development (PED), pages 73 - 81.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 11

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
AUGUST 16, 2011**

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

Ms. Coombs opened the meeting at 8:05.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma absent
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... absent
Robert Salvatora absent
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Ms. Coombs asked for a motion to approve the July minutes. Mr. Liberto moved to approve the July 19, 2011 minutes. Mr. Kipp seconded the motion. The motion passed.

OLD BUSINESS

NEW BUSINESS

Ridge Forest Tentative PRD Revision 1, Revised PRDT 11-08-02

Mr. Don Graham came forward representing Ridge Forest. He began by reminding the Commission that the approval for the PRD was to be contingent upon the geo-technical report. The soil conditions prevent them from building the access road to the senior living high-rise. Therefore, they had to delete the senior living area. There are a few modifications added because the lots had to be reconfigured.

Mr. Steven Victor came forward to discuss the modifications. On the drawings presented, alongside the approved drawings, Mr. Victor indicated the portions of the plan that have not changed; the apartment area, the townhouses and the majority of the single-family area. The area where the senior living was will now be part of the open space area. The detention facility has now been moved to the end of the cul-de-sac on Pittsburgh Court which removed one lot. However, in order the keep all the single family lots that were approved, a lot was added where the access road to the senior living area would have been.

Mr. Victor went on to discuss the two new modifications. In order to direct the stormwater of rear yards to the detention ponds, channels are proposed to collect surface water. He stated that it is difficult to maintain a 4% channel when the roadways that you are paralleling are going in steeper than 4%. The code states that slopes for open vegetated channels shall be no greater than 4%. We are proposing channels in rear of lots will follow the longitudinal slope of the road. The other modification is for the rear yard easement area for the collection system for the downspouts. The downspouts in back of the single-family lots will be a private collection system and will be owned and maintained by the lot owner or the Homeowners Association. They are proposing a 10 foot easement width. The code states a minimum of 20 feet shall be provided for utilities and 15 feet for private stormwater facilities. They believe a 20 foot easement in the rear of a single-family lot puts a significant burden on the homeowner's ability to utilize their back yards.

Mr. Kipp asked Mr. Victor if he would comment on the Senate Engineering report concerning the required 15 foot easement for all private stormwater facilities. Mr. Victor stated that they are proposing a 10 foot easement in the rear of the properties for private storm drains as opposed to the 15 foot. We think there is no reason for 15 foot easement because it's just a small flexible pipe that is running down through there and is a private property matter. After more discussion it was decided that they would put in a 10 foot easement that will be increased an extra 5 feet if needed for maintenance purposes toward the back of the lot.

Mr. Junker asked if a note could be put on the plan. Mr. Graham asked Mr. Phillips if it would be a confusing to have it on the plan. Mr. Phillips stated that it would have to be made clear so that anyone in the future would be able to understand it. Mr. Graham agreed.

Mr. Kipp asked Mr. Victor if he has seen the EAC minutes. Mr. Victor stated he had not. Mr. Kipp read the portion of the minutes that states: *The site of the formerly planned senior housing component will now remain untouched wooded green space in perpetuity.* Mr. Kipp asked if they had reached an agreement with the borough as to how the borough is going to handle all the green space. Mr. Victor stated that they gave the borough options of either putting into the Homeowner's Association with a restrictive covenant on it, or turning it over to the borough or turning it over to a conservancy group. Mr. Kipp asked the Planning Commission to consider as part of our motion of approval to select one of the three options as our recommendation to Council. Mr. Junker stated that he is doing a memo for borough council on updates to this zoning ordinance and one of them is an explanation of the three options. He added that the planning commission may want to wait until it's completed and given to them as well as council to go over the options thoroughly. The Planning Commission agreed to wait.

Mr. Donaldson moved to recommend approval of Ridge Forest Tentative PRD Revision 1, Revised PRDT 11-08-02 subject to the Staff Report dated August 2, 2011 and the Engineer's Report dated August 10, 2011 with an adjustment to modification #22 to allow a 10 foot wide stormwater easement subject to provisions for an additional 5 foot on the outside of the easement for maintenance purposes and the storm pipe be a maximum of 8". Mr. Kipp seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 8:40 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 7

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 20, 2011**

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

Ms. Coombs opened the meeting at 8:00.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... absent
Robert Salvatora present
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Ms. Coombs asked for a motion to approve the August minutes. Mr. Donaldson moved to approve the August 16, 2011 minutes. Ms. Demma seconded the motion. The motion passed.

OLD BUSINESS

NEW BUSINESS

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

Mr. Fritz Baehr, the architect for the developer, as well as representatives from Shellhaas Funeral Homes and Mike Haberman from Wooster & Associates, were present to explain to the commission their proposal to turn the Woodside Grill (formerly the Stone Mansion Restaurant) on Wexford Bayne Road into a Shellhaas Funeral Home.

Mr. Baehr stated that there will be no changes to the building other than replacing some doors and windows, removing the existing coolers and some interior remodeling. Various dining rooms in the building will be made into state rooms and chapels and a gathering room.

Ms. Demma asked if embalming would take place there. Mr. Baehr stated that the embalming would not take place there. On the lower level there will be a receiving area and prep room for cosmetology.

Mr. Baehr stated that one of the comments on the staff report was to provide a parking tabulation showing existing and required parking. He stated that one will be provided but they are well within the Franklin Park requirements for parking with 116 spaces.

Mr. Baehr stated that another ordinance required is the safe assembly of a funeral cortege. He showed on the drawing how the cortege would assemble on Stone Mansion Drive.

Mr. Haberman passed out a traffic impact report to the commission members. He compared the existing use of the Stone Mansion Restaurant and the traffic it generated when it was operating with the traffic data collected from local Pittsburgh funeral homes between the peak times of 4 p.m. and 6 p.m. During that peak time a restaurant generates much more traffic than a funeral home.

[Sam Liberto entered the meeting at 8:15 p.m.]

Mr. Baehr explained that the drawings that were submitted were from 1994 and were the only copies on file in the Building & Zoning Department. Because the M-2 zoning district allows for a funeral home and most of the work will be interior renovations and require a building permit, they assumed that only an explanation was required. Ms. Coombs explained that the Planning Commission will need new drawings and all of the items on the staff report and the engineer's report cleaned up before they can make a recommendation to Council. Also the EAC asked for confirmation of street trees and sidewalks.

Mr. Jim Bevington of 1652 Stone Mansion Drive and president of the Stone Mansion Home Owners Association came forward to comment on the proposed funeral home. Mr. Bevington stated they had some serious concerns when the Stone Mansion Restaurant became the Woodside Grill because the property started to deteriorate. They are very pleased that a funeral home will be coming in.

Mr. Kipp asked if there were any dumpsters on the property. Mr. Baehr stated that there are and stated there is a big difference between restaurant waste and what they will need. Mr. Kipp asked that they put details on the plans. He agreed.

Mr. Junker asked about the ownership of the property. The current owner will lease the property to the Shellhaas Funeral Home.

Ms. Demma moved to table LPF 11-09-02, Stone Mansion - Revised Final Land Development. Mr. Kipp seconded the motion. The motion passed unanimously.

Wayne R. Haas of 2568 Nicholson Road asked what was going on with the transition overlay. After some discussion he asked that it go on record that he has asked for a copy of the buffer requirements and the zoning ordinances after it becomes final so he can have a professional go over it before the public input meeting. Mr. Rocca gave him a copy of the draft.

GOOD & WELFARE

Motion to Adjourn

Mr. Kipp moved to adjourn at 8:54 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 9

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
OCTOBER 18, 2011**

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

Vice Chair, Mr. Donaldson opened the meeting at 8:03.

Roll call:

PLANNING COMMISSION MEMBERS:

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

OLD BUSINESS

NEW BUSINESS

PRDF 11-10-03 –Ridge Forest Final PRD Phases 1, 2, & 3

Mr. Graham began on behalf of the Ridge Forest development by summarizing that the last time before the Planning Commission was for revised approval because of geotechnical issues that caused them to delete the section of the development that was the senior housing and are now ready for final approval phase of the PRD.

Mr. Victor of Victor-Wetzel Associates explained that the senior living area is now open space.

Mr. Schupansky asked if the reduction of individuals and cars has changed the traffic impact. Mr. Victor stated that it did reduce the traffic count although senior housing was not a significant generator of it, guessing that it probably changed it by approximately 700 units.

Mr. Donaldson asked Mr. Phillips to go through the comments on his staff report. Mr. Phillip stated that although he sees that there is gas line relocation on the drawings, there does not appear to be an easement for it. Mr. Trant stated that they are still working with the gas company as to where the easement will be. Once it's finalized it will be on the recorded plans.

The plan will not be recorded until we know where the easement will be. Mr. Phillips asked if they could label that the existing gas line will be relocated. Mr. Trant stated that once the new location of the gas line and the new easement is on the plan, the existing one will be identified as extinguished.

Mr. Phillips asked if there were any Home Owners Association covenants or documents prepared. Mr. Trant stated that they don't have any prepared at this time. Mr. Phillips stated that they need to be part of the final plan submission. Mr. Phillips also stated that there needed to be some discussion on the open space.

Mr. Junker stated that a memo was sent out to Council at the end of August and given to the Planning Commission this evening. In the discussions with Council, there was interest to see if recreation facilities such as small tot lots or basket ball courts could be maintained by the Home Owners Association. Council expressed an interest in having a conservation easement as first choice and dedication of a deed as second choice for the big parcel of open space.

Mr. Trant stated that from a developer's prospective we would still keep the property with the Home Owners Association but if the borough wanted to have it subject to a Conservation Easement then we would still have the property rights. The Conservation Easement would be recorded as part of the conveyance.

Mr. Junker asked that they look into the HOA covenants and have provisions for the areas. The HOA will allow the residents will have some say in what is put in there.

Mr. Donaldson asked Mr. Malak if he would like to address his comments in the Engineer's Report. Mr. Malak stated that regarding the stormwater system, velocity calculations of the emergency spillway needed to be provided. Some of the concrete anchors for the storm sewer pipe were missed and need to be provided. Also, in the calculation details some pipe segments show a surcharge. Lastly, he stated that he couldn't find any detail on the cul-de-sacs to verify that they are going to use an 80 foot diameter. Also, the turning radius at the proposed islands should be verified.

Mr. Kipp asked where the reforested areas are. Mr. Victor pointed out the areas on the colored drawings that were presented to the Planning Commission.

Mr. Kipp stated that on the Erosion & Sedimentation Control plan (C-12), Crown Vetch was listed in the plantings. However, it is an undesirable plant. They agreed to remove it from the list. Mr. Kipp also asked for a two year guarantee on the plantings. Mr. Graham stated that he would talk to his client because typically it is a one year guarantee.

Mr. Junker asked about the walking trail to the YMCA which was a concern of council as part of their recommendation for the tentative approval. Mr. Victor showed on the drawings that there is currently a trail from Sippel's property to the YMCA. But there is no direct access for a trail from the development to the YMCA due to steep slopes. He stated the most logical way would be to connect our sidewalks to Sippel's sidewalks and then use their trail. He also stated that they are currently having discussions with Sippels to see what can be worked out and believes it would be a great amenity to the development. Mr. Salvatora asked how long of a walk then would it be to the YMCA. Mr. Victor stated approximately 1500 feet.

There was lengthy discussion of all the items that needed to be addressed including the gas line easement that needs to be on the recorded plan. The Planning Commission will not be able to recommend approval this evening.

Mr. Graham asked for an extension of time until December 22, 2011.

With that, Mr. Kipp moved to table PRDF 11-10-03 –Ridge Forest Final PRD Phases 1, 2, & 3. Ms. Demma seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:49 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 7

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 15, 2011**

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

Vice Chair, Mr. Donaldson opened the meeting at 8:02.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora..... present
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Mr. Junker stated that Ms. Coombs will hand the gavel over to Mr. Donaldson, Vice Chair, to conduct the meeting due to being under the weather this evening.

APPROVAL OF MINUTES

Mr. Donaldson asked for a motion to approve the October minutes. Mr. Salvatora moved to approve the October 18, 2011 minutes. Ms. Demma seconded the motion. The motion passed.

OLD BUSINESS

PRDF 11-10-03 –Ridge Forest Final PRD Phases 1, 2, & 3

Mr. Donald Trant came forward and stated that all documents that were needed have been provided. Senate Engineer's report has recommended approval and is here tonight for a motion to recommend approval to Council.

Mr. Donaldson asked Mr. Phillips if he had any additional comments to address. Mr. Phillips stated that he did not.

Mr. Junker stated that he received the Declaration of Planned Community as well as the Declaration of Condominium. There is a reference within the Declaration of Planned Community about several areas of open space being subject to a conservation easement as was discussed and that the declaration will grant conservation easement in favor of the Borough of Franklin Park. Mr. Junker asked Mr. Trant to point them out on the drawings for clarification. Mr. Junker stated that because we still have to do the conservation easement that incorporates everything

into it, we don't need that here tonight for final approval as long as we have essentially a declaration of conservation easement and a statement about what area is covered.

Mr. Phillips asked Mr. Trant to explain to the Planning Commission what is happening with the stream mitigation. Mr. Trant stated that there are two areas that are defined as ephemeral streams that had to be closed and a permit was required from the Corp of Engineers. The permit requires that we mitigate about 870 feet of stream. Since Rippling Run is so nice they didn't want it to be affected and made the suggestion to use Parks to mitigate the streams off site. In a discussion with Mr. Phillips and Mr. Watenpool a suggestion was to look at Linbrook Park to see if any improvements can be made there. After meeting there earlier today with Mr. Watenpool and the Corp of Engineers it was determined that there are areas there that we can improve with a riparian buffer so there will be no disturbances on site and can make all our mitigations within Linbrook Park with additional trees and plantings along the stream bank.

[Mr. Liberto entered the meeting at 8:17pm]

With no other comments, Mr. Donaldson asked for a motion. Ms. Demma moved to recommend approval of PRDF 11-10-03 –Ridge Forest Final PRD Phases 1, 2, & 3 subject to the Staff Report dated November 8, 2011 and the Engineer's Report dated November 11, 2011. Mr. Kipp seconded the motion. Mr. Shupansky voted against the motion. The motion passed.

NEW BUSINESS

Discussion with Charles Snyder regarding his property at Five Points.

No one showed up to discuss the property at Five Points.

Review of the 2010 – 2011 Planning Commission Annual Report

Mr. Donaldson stated that the annual report was submitted to the Planning Commission. The goals and accomplishments were discussed in the pre-meeting and dates of additional work sessions were added. Mr. Junker advised that these items be added and submitted at the December meeting for approval since we have until March 1, 2012 to have it submitted to Council.

Mr. Kipp asked about the sidewalks that were part of the approval of the Fields of Nicholson and noted that the sidewalks have not yet been installed. Mr. Phillips stated that they would not be installed until all construction is complete to keep them from being destroyed by machinery.

GOOD & WELFARE

Residents from Stone Mansion Drive asked to address their concerns to the Commission regarding the proposed Shellhaas Funeral Home at the former Woodside Grill.

Tom Rubenstein of 1583 Stone Mansion Drive stated that he is concerned about the funeral procession cueing on Stone Mansion Drive and causing traffic problems.

Nancy Stewart of 1579 Stone Mansion Drive is also concerned about the traffic.

Joni Landy of 1581 Stone Mansion Drive stated that she was surprised to see a statement in the September minutes that suggested that the Association as a whole, including all the neighbors, were very pleased that a funeral home was coming in. She wanted to make it clear that there was no vote by the board to represent anyone on this issue.

Norman McDowell of 1601 Stone Mansion Drive stated that he has learned that there used to be a driveway on the eastern side of the property that is no longer there and would like it if the funeral home could reopen that driveway to help with the traffic problems.

Mr. Salvatora stated that this application is likely going to come before the Planning Commission in December and will surely address any and all traffic issues at that time and they are welcome to come and voice their concerns at that meeting.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:43 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 9

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 20, 2011**

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

Ms. Coombs opened the meeting at 8:03.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky..... present
Robert Salvatora present
Bill Kipp..... present
Laura Coombs, Chairwoman..... 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

Ms. Coombs asked for a motion to approve the November minutes. Ms. Demma moved to approve the November 15, 2011 minutes. Mr. Salvatora seconded the motion. The motion passed.

OLD BUSINESS

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

Mr. Aaron Catchen from F.J. Baehr Architects and Rob Schellhaas for Schellhaas Funeral Homes were present to address comments from the Commission.

Mr. Catchen explained that he submitted his responses to the Engineer's Report and The Staff Report today and that all comments have been addressed except the stormwater report which will be addressed by January 6, 2012. Ms. Coombs stated that because they were submitted today, the Planning Commission has not had time to review them. The Planning Commission could not recommend approval to Council without first reviewing them.

Other members agreed that a recommendation for approval could not be granted this evening.

[Mr. Liberto entered the meeting at 8:22 pm]

Mr. Salvatora suggested that Mr. Schellhaas address the concerns from the Stone Mansion residents in the audience. A letter and petition from them has been submitted with all their concerns.

Mr. Schellhaas has reviewed the letter and is willing to listen and comment on the resident's concerns.

Mr. Schellhaas gave an overview of the plans of the funeral home and procedures for the funeral corteges.

The following is a list of the concerned residents that spoke:

Tom Rubenstein, 1583 Stone Mansion Drive
Jim Linaberger, 1642 Stone Mansion Drive
Jo Anne Phillips, 1621 Stone Mansion Drive
Norman McDowell, 1601 Stone Mansion Drive
Al Sieg, 1602 Stone Mansion Drive
Nancy Stewart, 1579 Stone Mansion Drive

After listening to the concerns of the above listed residents, Mr. Junker suggested that a motion be made to table the project and the residents continue their discussion with the Schellhaas representatives after adjournment.

Mr. Catchen agreed to an extension of time until February 16, 2012.

Mr. Donaldson moved to table LPF 11-09-02 – Stone Mansion – Revised Final Land Development. Mr. Liberto seconded the motion. The motion passed unanimously.

Review of the 2010 – 2011 Planning Commission Annual Report

Ms. Coombs asked for a motion to approve the Annual Report. Mr. Kipp moved to recommend approval of the 2010-2011 Planning Commission Annual Report. Ms. Demma seconded the motion. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

The Planning Commission thanked Ms. Coombs for her service as she will be a member of Borough Council as of January, 2012.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:19 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience: 14