

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
January 19, 2010**

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

Mr. Junker opened the meeting at 8:04 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto present
Robert Schupansky present
Robert Salvatora present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineersabsent

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. Demma moved to approve the December 15, 2009 minutes. Ms. Coombs seconded the motion. The motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

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 moved to open the floor for nominations. Mr. Salvatora seconded the motion. Mr. Junker stated that the floor was opened for nominations and discussion.

Mr. Salvatora nominated David Quatchak. Mr. Quatchak declined.

Ms. Demma nominated Laura Coombs. Mr. Junker asked if there were any other nominations. Hearing none he asked for a motion to close the floor for nominations for Chair. Ms. Demma moved to close the floor for nominations. Mr. Schupansky seconded the motion. The motion carried unanimously.

A unanimous ballot has been cast in favor of Laura Coombs for Chair of the Planning Commission.

Mr. Junker asked for a motion to open the floor for nominations for Vice-Chair of the Planning Commission. Mr. Quatchak moved to open the floor for nominations. Ms. Coombs seconded the motion. Mr. Junker asked for nominations.

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

Mr. Quatchak nominated Steven Donaldson for Vice-Chair.

Mr. Junker asked if there are any other nominations. Hearing none, he asked for a motion to close the floor for nominations. Mr. Quatchak moved to close the floor. Mr. Salvatora seconded. The motion carried unanimously.

A unanimous ballot has been cast in favor of Steven Donaldson for Vice-Chair of the Planning Commission.

GOOD & WELFARE

Mr. Quatchak summarized for the Commission and the audience that work is still in progress on the ordinances. He stated that several more months of work are ahead and has decided to stay on the Planning Commission board to see it through.

Motion to Adjourn

Ms. Demma moved to adjourn at 8:14 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 2

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
February 16, 2010**

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

Mr. Junker opened the meeting at 8:05 p.m. and asked the members to elect a Chair pro tem in Chairwoman, Laura Coombs, & Vice Chair, Stephen Donaldson absence. The members appointed Mr. Quatchak Chair pro tem.

Roll call:

PLANNING COMMISSION MEMBERS:

David Quatchak present
Janet Demmaabsent
Stephen Donaldson, Vice Chair.....absent
Sam Liberto present
Robert Schupansky present
Robert Salvatora..... present
Laura Coombs, Chairwomanabsent

ENGINEER:

Bob Nedzesky, W.E.C. Engineers 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. Liberto moved to approve the January 19, 2010 minutes. Mr. Salvatora seconded the motion. The motion passed unanimously.

OLD BUSINESS

Orchard Hill Church Addition – CU 09-04-02 – Conditional Use

Orchard Hill Church Addition – LPF 09-04-01- Preliminary & Final Land Development

Kevin Cotter, Director of Business Operations at Orchard Hill Church, and Jeff Berneburg, Project Manager, from MDM, LLC were present and came forward to address comments from the Planning Commission.

Mr. Quatchak asked Mr. Phillips to revise comment #3 of his staff report for the Conditional Use. Mr. Phillips stated that rather than change comment #3, a new comment will be added as comment #6 to read: A Traffic control officer shall be provided by the Borough at Orchard Hill's expense for all major events and services with more than 150 vehicles.

Mr. Quatchak asked for a motion for the Conditional Use application. Mr. Liberto moved to approve CU 09-04-02 – Conditional Use for Orchard Hill Church subject to the Staff Report

dated February 11, 2010 with the addition of comment #6. Mr. Schupansky seconded the motion. The motion passed unanimously.

Mr. Quatchak stated that there is one comment from staff for the second application for the Preliminary and Final Land Development concerning the modification for slope disturbance.

Mr. Nedzesky asked where the slope disturbance is located. After reading the submitted request and some discussion, it was determined to be satisfactory with the engineer.

Mr. Quatchak stated that it was his understanding that Mr. Cotter and Mr. Berneburg had met with staff and EAC regarding the landscape plans and an agreement was made to plant 19 trees to replace the trees that had died. Mr. Quatchak asked that the plantings listed on sheets 201 and 301 of the landscape plans be added to sheet MS 101 that was provided for the EAC. After some discussion, it was decided that the easiest thing would be to add sheet MS 101 to the other landscape plans.

Mr. Nedzesky reminded them that plumbing plans needed to be provided to Mr. Phillips before a building permit could be issued.

Mr. Liberto questioned whether a landscape architect seal needed to be provided as it was left unresolved from the last meeting. Mr. Phillips stated that landscape architect seals are typically made for the buffer yards.

Mr. Quatchak stated that a landscape architect needs to add a note to the plans stating that it meets the buffer yard requirements.

Ms. Kipp stated that if MS 101 drawing is going to be added to the final drawings, that the note stating; any landscaping outside of the project area on Brandt School Road frontage is for long term planting purposes. Not to be included in Phase 1 approval be removed.

Mr. Liberto moved to recommend approval of LPF 09-04-01 - Preliminary & Final Land Development for Orchard Hill Church subject to the WEC Engineer's Report dated January 29, 2010 and the Staff Report dated February 11, 2010 with the inclusion of the request for modification #2 regarding slopes and the exclusion of the request for modification #1, which requires a landscape architect's seal on a buffer area plan. Also, the inclusion of the MS 101 drawing dated 11/12/09, with the revision recommendation of the EAC to remove the note stating: *any landscaping outside of the project area on Brandt School Road frontage is for long term planting purposes. Not to be included in Phase 1 approval.* Mr. Salvatora seconded the motion. Mr. Quatchak asked for any discussion. Mrs. Kipp stated that the wetland signs needed to be added. Both Mr. Liberto and Mr. Salvatora amended their motions to include the wetland signage on MS 101 drawing. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 1

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
May 18, 2010**

The May meeting of the Planning Commission was held in the Activity Center at Blueberry Hill Park located at Blaine's Way, Sewickley, PA 15143.

Vice Chair, Stephen Donaldson opened the meeting at 8:00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet Demma present
Stephen Donaldson, Vice Chair present
Sam Liberto present
Robert Schupansky present
Robert Salvatora present
Laura Coombs, Chairwomanabsent

ENGINEER:

Bob Nedzesky, W.E.C. Engineersexempt

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. Liberto moved to approve the February 16, 2010 minutes. Mr. Schupansky seconded the motion. The motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

David E. Wolford, CU 10-05-01, Conditional Use Detached Garage

Mr. Wolford explained that he would like to construct a 1280 sq. ft. detached garage to store vehicles, boat and lawn equipment.

Mr. Donaldson asked if it meets the setback requirements. Mr. Phillips stated that it does.

Marlene and Don King of 3015 Shepard Lane were concerned that Mr. Wolford would use the garage to work on vehicles that may cause fumes. Mr. Wolford assured them that he will not be causing any fumes. Any work he would do would be mechanical. They were satisfied with that answer.

Mr. Donaldson asked if anyone else had any questions. Hearing none, he asked for a motion.

Ms. Demma moved to recommend CU 10-05-01 Conditional Use for David E. Wolford subject to the staff report dated May 12, 2010. Mr. Liberto seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Mr. Donaldson stated that the Land Use Committee will be holding work sessions on May 24 and June 7, 2010 and recommended to Council that a minimum of two or three Planning Commission members be present. It was determined that Janet Demma, Bob Salvatora and Laura Coombs will be available for the May meeting. Robert Schupansky, Robert Salvatora, Sam Liberto, Laura Coombs and Janet Demma will be available for the June 7th meeting.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:16 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 5

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
June 15, 2010**

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

Chair, Laura Coombs opened the meeting at 8:04 p.m.

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:

Bob Nedzesky, W.E.C. Engineers 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. Liberto moved to approve the May 18, 2010 minutes with minor corrections. Ms. Demma seconded the motion. The motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

Fields of Nicholson, PRDF 10-06-01 – Revised Final

Mr. Ed Thaner and Mr. Dan Sosso were present to address comments from the Commission.

Mr. Kipp asked Mr. Thaner to give an overview of the development's history with its various revisions. Mr. Thaner stated that originally they were building townhouses but they were slow to sell. They changed them to small patio homes which are moving fairly well. Phase three is still up in the air.

The purpose of this revision is for the reduction of the 25' front building lines to 17' building line for Lots 201-R through 204-R and Lots 207-R through 212-R. These reductions are to allow decks to be built. Additionally, the existing 20' drainage easement along the southerly line of Lots 201-R through 206-R has been reduced to a 15' drainage easement. Lots 205-R & 206-R will drain to public drainage easements abutting the property.

The landscaping plans will stay exactly the same but more landscaping will be added behind the buildings.

With the need to table the project until all items are cleaned up, an extension of time was requested until August 19, 2010.

Mr. Kipp moved to table Fields of Nicholson, PRDF 10-06-01– Revised Final subject to the Staff Report dated June 10, 2010 and the WEC engineer's report dated June 11, 2010 and the added requirement of landscape plans, and with that, the removal of note No. 4 on the drawings labeled RP-1 and SPA-1 dated May 2010. Mr. Salvatora seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 8:30 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 2

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
July 20, 2010**

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

Chair, Laura Coombs opened the meeting at 8:02 p.m.

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
Laura Coombs, Chairwoman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers 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. Demma moved to approve the June 15, 2010 minutes. Mr. Liberto seconded the motion. The motion passed unanimously.

OLD BUSINESS

Fields of Nicholson, PRDF 10-06-01 – Revised Final

Mr. Thaner was present and gave a brief summary of what has happened since last month's meeting. He stated that Kay Pierce from the Department of Economic Development has informed him that one of the lots has been deeded out and under construction. This means that the owner's names need to be added to the drawings. Since he only found out about it yesterday, he has not had time to get new drawings.

Ms. Coombs asked Mr. Phillips and Mr. Nedzesky if they have any outstanding comments on their reports. Both stated that they did not.

Ms. Coombs asked Ms. Kipp of the EAC if she had any comments. Ms. Kipp stated that she did. First, the street tree was not named on the drawings and the space indicated for it also has a crab apple tree behind it. Ms. Kipp explained that there would not be enough room for both. Mr. Thaner said that he will take this information back to Dan Sosso and have him remove the crab apple tree and choose an appropriate tree and name it on the drawings. Ms. Kipp asked that they take note #1 off the drawings that states that Plantings/Plant species may vary depending

on actual site conditions. This is never acceptable to the EAC. The plants shown must be planted.

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

Mr. Kipp asked that Mr. Phillips' report and Mr. Nedzesky's report include a note that developers must address EAC's comments.

Mr. Junker advised the Commission and Mr. Thaner of the different ways to proceed whether the plan shall be tabled or voted on this evening with conditions. Ms. Kipp stated that she wants to see plans either way.

Mr. Kipp stated that he is against voting on it now because mistakes have been made in the past from the Planning Commission passing something and then changes are made and then brought to Council and Council will inadvertently pass something without knowing that the plans have been altered from what was recommended.

Mr. Kipp asked that everyone look at the landscaping plan on page SPX-1 and asked if everyone is satisfied with the landscaping plan along Laurel Drive and will it require a landscaping seal? Mr. Phillips stated that only on buffers are landscaping seals required, not on street trees.

Mr. Phillips stated that Mr. Thaner would have only two days to get new plans to him if they are to go before Council in August.

Ms. Demma explained that the Commission has been held to a higher standard and that everything that goes to council must be exactly what the Planning Commission has recommended.

Ms. Coombs asked for a motion. Ms. Demma moved to table the Fields of Nicholson, PRDF 10-06-01 – Revised Final subject to the following conditions: On the plans show the section of Laurel Drive showing the street trees and naming the street trees. Show that you have eliminated the crab apple tree. Remove note #1 on SPX-1. Lastly, include the name of the people who now own lot 206-R. Mr. Liberto seconded the motion. The motion passed unanimously.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Liberto moved to adjourn at 8:30 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
August 17, 2010**

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

Chair, Laura Coombs opened the meeting at 8:00 p.m.

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:

Bob Nedzesky, W.E.C. Engineers 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. Donaldson moved to approve the July 20, 2010 minutes. Mr. Salvatora seconded the motion. The motion passed unanimously.

OLD BUSINESS

Fields of Nicholson, PRDF 10-06-01 – Revised Final

Mr. Thaner of Gibson-Thomas Engineering Company was present. Ms. Coombs asked him if he had anything new to add. He stated that he did not.

Ms. Coombs asked Mrs. Kipp of the EAC if she had any comments. She stated that they complied with everything the EAC required and they are satisfied.

Ms. Coombs asked Mr. Nedzesky & Mr. Phillips if they had any comments. Both stated they did not.

Ms. Coombs asked for a motion. Ms. Demma moved to recommend approval of Fields of Nicholson, PRDF 10-06-01 – Revised Final subject to the Staff Report dated August 10, 2010 and the WEC Report dated August 12, 2010. Mr. Liberto seconded the motion. The motion carried unanimously.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:09 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 21, 2010**

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

Chair, Laura Coombs opened the meeting at 8:04 p.m.

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:

Bob Nedzesky, W.E.C. Engineers 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. Ms. Demma moved to approve the August 17, 2010 minutes. Mr. Salvatora seconded the motion. The motion passed unanimously.

OLD BUSINESS

Briarwood Estates, SS 10-09-03 – Lot Line Revision 1, Preliminary & Final Subdivision Plan

Mr. James Rumbaugh from the Meritage Group stated that he was asked by Council to appear this evening and also to discuss the new landscape drawings for the EAC. Drawings were submitted on the Friday before this meeting with the same wording on it that was approved originally months ago. According to the EAC, that wording was not acceptable. Mrs. Kipp of the EAC contacted Mr. Rumbaugh and told him the wording to use and advised him to bring revised plans to the meeting tonight to discuss. The landscape drawings presented this evening on the tree plantings are identical to the original. However, the trees appear on both sides of the sidewalk. The EAC wanted to see all the trees on the same side of the sidewalk. Also, Specification #3, listed on the original plans states: Should any discrepancies occur or changes be required, the contractor is to receive approval. Mrs. Kipp asked that it read: Should any discrepancies occur or changes be required, the contractor is to receive approval from the Franklin Park Borough EAC. Both of these changes appear on the newly submitted plans.

[At 8:07 Robert Schupansky joined the meeting.]

Mr. Salvatora noted that the date had not been changed on the new plans. Mr. Rumbaugh stated that he would hand write today's date and sign each plan.

Because Simple Subdivisions normally do not get reviewed by the Planning Commission and go right to Council, Mr. Rumbaugh gave a brief explanation concerning the lot line revision. The lot line revision is for making 3 lots into 2 lots. Originally there were to be three driveway accesses off of Reis Run Road. Now there are two with a combined driveway access easement.

Ms. Coombs asked Mr. Phillips and Mr. Nedzesky if they had any comments. Both stated that they did not.

Mr. Kipp moved to recommend approval of Briarwood Estates, SS 10-09-03 – Lot Line Revision 1, Preliminary & Final Subdivision Plan subject to the Staff Report dated September 20, 2010 and the WEC Report dated September 20, 2010. And to recommend approval of the revised landscape drawing MG-BW18R dated September 16, 2010, with developer's representative signature, James Rumbaugh - sign dated September 21, 2010. Mr. Salvatora seconded the motion. The motion carried unanimously.

NEW BUSINESS

Roger Zahn – CU 10-09-02, Conditional Use

Mr. Zahn was present to address comments from the Planning Commission concerning the proposed conditional use garage.

Ms. Demma asked if a stormwater maintenance agreement was necessary. Mr. Phillips stated that it was and that Mr. Zahn was aware of it.

Ms. Demma asked if it was only going to be used for personal use. Mr. Zahn stated that it was.

[At 8:22 Sam Liberto joined the meeting.]

There were no other questions. Mr. Salvatora moved to recommend approval of Roger Zahn – CU 10-09-02, Conditional Use application for a garage subject to the Staff Report dated September 16, 2010. Ms. Demma seconded the motion. The motion carried unanimously.

Planning for replacing concrete curbs

Mr. Salvatora spoke about planning for replacing concrete curbs. He stated that replacing a concrete curb cost approximately \$50 to \$60 per linear foot. There are approximately 50 miles of roads in the borough, not all with curbs. He stated that he would like to make a consolidated recommendation from the Planning Commission to Council as they plan for their next year's budget asking that they set aside monies for replacing curbs. Mr. Salvatora will draft a letter to council.

Mr. Salvatora moved for the Planning Commission to draft a recommendation to Borough Council to plan for in their budget the replacing of concrete curbs; to dedicate funds every year and build up a surplus to replace curbs. Mr. Liberto seconded the motion. The motion carried unanimously.

Ridge Forest Pre-application for PRD

Don Graham was present to represent Ridge Forest who owns the 131.75 acre parcel of land off Georgetown Road for some feedback before submitting an application for a Planned

Residential Development. The majority of the property is zoned R-4 with a few places zoned R-2 and R-1. He proposes 132 garden apartments, 90 single-family homes, 110 townhouse units, and 120 senior housing units, totaling 452 units. Cost of the homes will range from \$285,000 to \$373,000.

Mr. Graham asked some questions concerning ordinances. Mr. Kipp stated that the Planning Commission would like a written list of all the questions.

Mr. Phillips asked that they submit some pictures & mock ups as well.

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:34 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 6

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
October 19, 2010**

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

Chair, Laura Coombs opened the meeting at 8:08 p.m.

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:

Bob Nedzesky, W.E.C. Engineers 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 September minutes. Mr. Salvatora moved to approve the September 21, 2010 minutes. Mr. Liberto seconded the motion. The motion passed unanimously.

Ms. Coombs suggested that we start with new business first since no one was present from Ridge Forest to address the commissions comments.

NEW BUSINESS

Carmody's Restaurant, LPF 10-10-01

Mr. Scott Pilston summarized Carmody's proposed outside seating addition to the restaurant. The concrete patio will be 36'x36' and partially covered; 12 feet will be exposed. He explained that parking and stormwater maintenance meets all the requirements in the ordinances as well as ADA requirements. A buffer will be installed along the southerly boundary. He stated that he attended the EAC meeting and they agreed that it met the ordinance requirements. Three parking spaces will be removed for the addition.

Mr. Pilston has asked for a modification for street tree landscaping because the location would not allow the plants to survive. The EAC asked that trees be planted in some other location. Mr. Pilston stated that they would have to remove some asphalt so they decided to ask for the modification.

A modification has also been asked for the required installation of sidewalks because the sidewalk would be inside the PennDOT right-of-way. They propose that they connect the existing asphalt walkway along front of the building to the concrete sidewalk at the intersection island.

Mr. Salvatora and Mr. Kipp agreed that concrete sidewalks should be installed.

Mr. Salvatora asked Mr. Pilston if he talked with the EAC about site lighting. Mr. Pilston stated that there is no proposed site lighting with the project. Mr. Schupansky suggested that they include on the plans lighting and enclosing the deck in case they decide to add them in the future and avoid coming back to the Planning commission.

Mr. Kipp stated that he would vote no regarding the modification from the street tree ordinance if he were voting this evening and would remain voting no until Mr. Pilston comes back with something that was pleasing to the eye and in agreement with the EAC.

Mr. Pilston stated that Mrs. Kipp informed him at the EAC meeting that the Planning Commission would vote no and was prepared to have the plan tabled this evening. Mr. Kipp further stated that he wants plantings in the spot where Mr. Pilston previously stated they wouldn't survive and wants the EAC's approval first.

Mr. Kipp stated that the plans indicate that the dumpster will be enclosed and asked when the existing dumpster will be removed. Mr. Pilston questioned Mr. Kipp as to why the dumpster would be removed. Mr. Kipp noted that the plans only indicate that one dumpster would be enclosed. Mr. Pilston responded that the existing dumpster is already enclosed.

Ms. Coombs asked Mrs. Kipp of the EAC if she had any comments. Mrs. Kipp stated that if PennDOT would give them the property it would make it a lot easier to add street trees. Mr. Nedzesky stated that it would take PennDOT 6 months to a year to go through the whole process of transferring the land.

Ms. Coombs ask Mr. Phillips and Mr. Nedzesky if they had any comments; neither had any comments. Mr. Schupansky asked Mr. Pilston if it was possible to go ahead with their plans and still make a request to PennDOT for the land. Mr. Pilston stated that they would make the request to PennDOT and asked Mr. Phillips if PennDOT turns them down can they still come back with the modifications. Mr. Phillips stated that they could since they would be tabled tonight.

Mr. Schupansky moved to table Carmody's Restaurant, LPF 10-10-01. Mr. Liberto seconded the motion. The motion carried unanimously.

Annual Report

There are a few corrections to be made to the 2009-2010 Annual Report that was submitted.

Ms. Coombs commented on the last bullet in the list of goals for 2011 that states: In order to complete the majority of the goals set forth by the Franklin Park Borough Planning Commission, a minimum of \$15,000 is being requested for professional legal and engineering. She also stated that someone suggested that amount was too low and wanted input from other members.

Mr. Phillips stated that a formal request should be made to Council. As for the amount, Mr. Phillips stated that there is still a significant amount of work that needs to be done and Council believes that the work should be done in the most economical way.

Mr. Salvatora asked Mr. Rocca for his input on what he believes Council wants. Mr. Rocca stated that Council wants a game plan so it will be done in the most efficient and economical way; and to not have the professionals reviewing mundane things.

Mr. Schupansky stated that he didn't think they could come up with a reasonable figure without knowing what came back from Pashek; what's our starting point and how bad is it? Mr. Rocca responded saying that what they got back from Pashek was in pretty good shape.

Ms. Demma asked when the Planning Commission will get to see it and that part of the problem was that the Planning Commission hadn't seen anything for about 18 months after they started working on it. Mr. Rocca stated that her statement was not true and that the Planning Commission had driven the process. Ms. Demma replied the Land Use Committee was made up of members of Council, Planning Commission, and staff; I'm tired of being told I did the wrong thing. What we got from Pashek was a mess and we had to work on even the smallest details. The consultant was gone and we were left to do the work.

Ms. Coombs asked Mr. Rocca if Council will decide tomorrow if they intend to pay Mr. Junker and Mr. Nedzesky for their work. Mr. Rocca stated he didn't think they would.

Mr. Kipp stated Planning Commission needs to figure out what they need to do and we don't know what that is right now. Once we decide what we need to do and how many hours it will take we can present a more comprehensive plan and not just pulling a number out of the air.

Ms. Coombs stated that in the pre-meeting after Mr. Rocca and Mr. Phillips were asked to leave the room, the Planning Commission discussed that they do not feel that it is ethical to continue reviewing anything until Council decides whether they are going to pay Mr. Junker and Mr. Nedzesky. The Planning Commission would like to continue working with them and would like to request \$25,000 be added to the budget to continue the work of reviewing ordinances.

Mr. Salvatora asked Mr. Rocca if he could share the reasoning that Council had to withhold payment to Mr. Nedzesky and Mr. Junker. Mr. Rocca suggested they talk to Council themselves. Mr. Salvatora stated that maybe Council should explain to the press why they are withholding funds from two professionals. Maybe the press can probe and find out since Borough Council doesn't want to share their insights with the public. Maybe Council needs to tell the public why they're making Franklin Park look like hypocrites.

After deciding that a request will be made to Council for funds to continue the work once the professionals have been paid, Mr. Liberto suggested that they make the motion to approve the Annual Report without the request for a dollar amount because it wasn't relative to the report. Mr. Liberto moved to approve the 2009-2010 Annual Report with corrections and the deletion of the sixth bullet under goals for 2011 with the dollar amount. Ms. Demma seconded the motion. Ms. Coombs ask if there were any other comments. Mr. Donaldson stated that he thought the sixth bullet should stay in but the wording should change. After some more discussion the motion stands without amendment. All approved.

OLD BUSINESS

Ridge Forest PRD – Review of questions & materials submitted

Ms. Coombs suggested that since no one was in attendance to hear the Commissions responses to the questions submitted that they would defer to a future meeting.

Mr. Kipp asked that he get a copy of the codified ordinance. When Mr. Graham came to the Planning Commission he was referring to ordinances that the Planning Commission couldn't find. He was told that he can get them online. He thought that was wrong and asked that a copy be given to him.

Also, Mr. Kipp wanted to bring to Council's attention a question to give back to Mr. Graham. Paragraph 212-97 in the MPC states: Every application for approval of a PRD shall be based on and interpreted in relation to the Comprehensive Plan for the development of the municipality.

Mr. Kipp proposes that when we talk with Mr. Graham we tell him we would like the above discussed as the first item of their agenda.

GOOD & WELFARE

Motion to Adjourn

Ms. Demma moved to adjourn at 9:37 p.m. Mr. Kipp seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 5

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 21, 2010**

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

Chair, Laura Coombs opened the meeting at 8:05 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Art Gazdik, Interim 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 October minutes. Mr. Liberto moved to approve the October 19, 2010 minutes. Ms. Demma seconded the motion. The motion passed unanimously.

OLD BUSINESS

Ridge Forest – PRDT 10-12-01, Tentative PRD application

Mr. Don Graham was present to give an overview of the proposed PRD. Mr. Graham stated that the Ridge Forest property consists of 131.95 acres located on Georgetowne Drive in four different zoning districts. The majority of the property is in the R-4 zoning district. The R-4 district permits 6.7 units per acre of single-family, 10 units per acre of townhouse and 18 units per acre of apartments. The PRD proposes 4.47 dwelling units per acre. Mr. Graham stated that if the property were a subdivision it would impact a significant portion of the property. The PRD will create a development that is dense but will preserve large areas of undisturbed open space. It contains a mixture of housing types consisting of single-family detached homes, townhouses, apartments and apartments for senior housing. Mr. Graham believes the development is consistent with Comprehensive Plan.

Ms. Coombs asked for comments from the Commission. Mr. Liberto asked if they have looked for opportunities to make it a conforming plan. Mr. Graham stated that they did look into that and the only thing that dictates PRD is the single-family unit's widths and setbacks.

Ms. Coombs asked Mr. Gazdik if he had any comments. Mr. Gazdik stated that given the scope of the plan, it was very well prepared but he had no other comments other than what was submitted.

Ms. Demma stated that although they stated that they could have more units per acre on the plan, it is still too many.

Mr. Liberto asked to share his thoughts: Normally the planning commission is looking at conforming projects. If we like or don't like a plan or project, if it's in the ordinances, we have to approve it. We have to follow the ordinances. In the case of the PRD we are given the opportunity for subjectivity. That counters the applicant's ability to work around some of the more stringent elements of the ordinances. It's used by applicants on occasion to bypass the process and try to put something in that doesn't belong there or doesn't meet the Comprehensive Plan. According to the summary that Mr. Junker provided, the circumstances must be so exceptional to support the PRD that an otherwise conforming plan would not be in the public interest. For this to be the case, the public interest objection must be of a very specific and extraordinary nature and have a legitimate basis in law and fact.

Further, when we look at this and moving down the road to the final approval process, we'll be looking at this from the standpoint of findings and facts. The findings and facts must serve the public interest including staying consistent with the Comprehensive Plan. I think it is too aggressive. I'm sure you're looking to see whether or not you have the votes. Does it make sense to continue down the PRD road or look at the conforming approach; if it's the former, the one vote you can't count on is mine.

Mr. Salvatora asked what will the community get in return for all the departures they are asking for.

Mr. Graham stated that the plan will be aesthetically pleasing and they will provide landscaping but to spend thousands of dollars for a landscaping architect plans before we know if we can build or not is too expensive.

Mr. Schupansky stated that Mr. Graham is saying it's going to be aesthetically pleasing but can't show us because it will be too expensive. He wants us to approve something we can't see. The residents of the borough told us they wanted to protect and preserve and enhance the elements that create a high quality of life such as rural character, open space, farm land, and areas of high aesthetic value. Mr. Graham is saying three fourths of it we can do what we want and the other fourth they're not getting maximum economic value out of it so they're calling it a PRD and asking for considerations for it.

Ms. Demma stated that she wants to see more recreational areas.

Mr. Phillips stated that they completely meet our multi-family ordinance. The only thing they'll need a departure from is the Hardy Plank (exterior building material) which is an excellent product but our ordinance does not include it. I would highly recommend that we allow a departure on that.

Ms. Coombs asked Angela Baehr, EAC board member (interim liaison) if she had any comments. She did not.

Mr. Phillips stated that in order to come back to the Planning Commission in January, the dead line for submission is December 30th. Mr. Graham stated that they didn't think they had enough time and so agreed to send a letter stating that they agree to extend until February 17, 2011.

Mr. Phillips asked that the commission members give an indication on whether this plan works before they start making preparations for landscaping and the expense it takes. Mr. Schupansky stated that he has told them what he wants; to give more single-family, using some of the R-2 zoning and less of the R-4 where they can do anything they want. Give me something in return for approving this PRD.

After each member expressed their thoughts and concerns, Ms. Demma moved to table Ridge Forest - PRDT 10-12-01, Tentative PRD application. Mr. Donaldson seconded the motion. The motion passed unanimously.

Revised 2009 – 2010 Annual Planning Commission Report

Mr. Salvatora moved to approve the revised 2009-2010 Annual Report. Mr. Liberto seconded the motion. The motion passed unanimously.

Carmody's Restaurant

Ms. Demma moved to accept the request to table Carmody's Restaurant, LPF 10-10-01 subject to the letter from Carmody's dated December 21, 2010 requesting an extension of time and to be tabled until further notice.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:07 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Planning Commission Secretary

Audience 13