

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 20, 2009**

---

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

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

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson ..... absent  
Sam Liberto ..... present  
Robert Schupansky ..... present  
Robert Salvatora ..... absent  
David J. Quatchak, Chairman ..... 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, Building/Zoning Secretary ..... present

Mr. Junker called the meeting to order acting as temporary Chair to conduct the annual reorganization meeting.

Mr. Junker stated for the record, five members of the Commission are present and explained that although Mr. Schupansky's term has ended and will be reappointed at the Council meeting next evening, according to the MPC, he is to serve until there is a replacement. So as a hold over incumbent he is part of this evening's quorum.

**REORGANIZATION OF OFFICERS**

Mr. Junker opened the floor for nominations for Chair of the Planning Commission. Ms. Demma moved to open the floor for chair. Ms. Coombs seconded the motion. Ms. Coombs nominated David Quatchak for Chair. Ms. Demma seconded the motion. The motion carried. Mr. Junker asked for a motion to close the floor for nominations for Chair. Ms. Coombs moved to close the nominations. Ms. Demma seconded the motion. The motion carried unanimously. Mr. Junker congratulated Mr. Quatchak on another term as Chair of the Planning Commission.

Mr. Junker turned the meeting over to Mr. Quatchak.

Mr. Quatchak asked for a motion to open the floor for nominations for Vice Chair. Mr. Liberto moved to open the floor. Ms. Demma seconded the motion. The motion carried. Mr. Schupansky nominated Steven Donaldson. Ms. Demma nominated Laura Coombs. Mr. Quatchak asked for a motion to close the floor for nominations for Vice Chair. Ms. Coombs moved to close the floor. Ms. Demma seconded the motion. The motion carried.

Mr. Junker asked for a roll call vote and members should state the name of the candidate they wish to be Vice Chair.

Laura Coombs .....	Laura Coombs
Janet Demma .....	Laura Coombs
Stephen Donaldson .....	absent
Sam Liberto .....	Laura Coombs
Robert Schupansky .....	Steve Donaldson
Robert Salvatora.....	absent
David J. Quatchak.....	Laura Coombs

Mr. Quatchak congratulated Ms. Coombs as the new Vice Chair of the Planning Commission.

#### **APPROVAL OF MINUTES**

Ms. Demma moved to approve the December 16, 2008 minutes. Ms. Coombs seconded the motion. The motion carried unanimously.

#### **OLD BUSINESS**

##### **LPF 08-09-04 – Franklin Park Self-Storage – Preliminary & Final Land Development**

Mr. Scott Pilston of Pilston Surveying came forward to address comments from the Commission.

Mr. Pilston gave a brief overview of the progression of the project. He stated that they came before the Planning Commission first as a pre-application and attended the EAC meeting as well to get feedback from both committees. An application was made to the borough and it came with a long laundry list from both staff and WEC reports that the commission asked for them to address.

Mr. Pilston stated that there are only 7 comments that remain on the WEC Engineers report. Mr. Quatchak asked if he needed clarification on any of the comments. Mr. Pilston stated that all the comments have been addressed and only one detail needed to be clarified.

Mr. Quatchak informed Mr. Pilston that the borough received the revisions two weeks late and Mr. Nedzesky received the plans on Friday of last week leaving the Commission no time to review them.

Mr. Nedzesky stated to Mr. Quatchak that the only reason the dead line is imposed is to give the engineers time to review them. But they will try to accommodate the developer if they have the time so that the Planning Commission can take action on it. He also stated that the plans that he reviewed on Friday are the same plans that were in the packets.

Mr. Phillips added that there are no ordinances or state regulations that requires deadlines. The deadlines are an administrative requirement. If we have the time to accommodate them, we shouldn't turn them away just because we can.

Mr. Quatchak stated that he didn't think that Mr. Phillips would want to go on record saying our deadlines are flexible. Mr. Phillips disagreed saying that our deadlines have always been flexible.

Mr. Quatchak disagreed with Mr. Phillips stating that once the packets are delivered, the Planning Commission has four days to review it. When material is handed in on the day of the meeting we have a half hour to review it and understand it.

Mr. Pilston stated that it has been told to him numerous times that the Planning Commission expects a clean slate when they come in. He explained that when they receive the comments from the engineer and staff reports and are able to clean them up in time for the meeting and if the changes won't make any difference to the project, he appreciates that the staff and engineer accommodate them.

Ms. Demma stated that she agreed with Mr. Quatchak that time was needed to review any changes.

Mr. Nedzesky asked that the commission look at some of the issues. The first one states that the landscape plan indicates that landscaping is not proposed for the side yards because vegetation exists in the adjoining properties.

Mr. Pilston stated that the vegetation is not on the adjoining properties; rather there is a 20-foot setback on the site with existing vegetation on it. Mr. Quatchak asked that it be noted on the plans.

Mr. Quatchak asked that tall deciduous trees be planted along the wall to screen the roofs.

Ms. Coombs asked how many units there are. Mr. Pilston stated that there are 533 total. Ms. Coombs noted that the total of units are different on the plans and asked that it be revised and that measurements of the units are included.

Mr. Quatchak asked about the fence. Mr. Pilston stated that EAC suggested a wooden privacy fence in the front and if possible all around. However, if that were too expensive, then they would accept just chain link in the back. Initially they were going to put up a wrought iron fence, but ordinance states that it has to be 80% opaque so they decided on chain link fence with slats in it along the interstate and a wooden security fence in the front and sides.

Mr. Quatchak asked if anyone from the audience had any comments. There were none. He then asked Mrs. Kipp of the EAC if she had any comments.

Mrs. Kipp stated that the EAC met with Mr. Pilston but the notes on the plans are incorrect. Mrs. Kipp asked Mr. Pilston to correct the note on the plans to specify the types of fences. She also asked if a note should be included on the plans stating that if economical, the wooden fence will be throughout the plan.

Mrs. Kipp commented that the EAC asked for a detailed landscape plan for the sign and thought it was unprofessional that the architect did a poorly hand-drawn rendition of shrubbery.

After all the comments were addressed, Mr. Quatchak referred to Ordinance 212-30, Section J and the 27 requirements that determine whether a storage facility use is permitted in the proposed area. Mr. Quatchak asked Mr. McKeegan, representing Franklin Park Storage, if Mr. Phillips had provided any written determination that the proposed use meets the requirements. Mr. McKeegan stated Mr. Phillips had not. It was his recollection from a prior meeting. Several commission members, Mr. McKeegan, and Mr. Szefi, representing Mr. Gary Sippel – an adjacent property owner, discussed the commercial versus residential character of the area. Several commission members and both attorneys also discussed the meaning of “direct access” as used in the ordinance. Both attorneys will correspond with Mr. Junker by February 11, 2009.

Attorney, Kevin McKeegan, representing Franklin Park Storage, granted an extension of time until March 20, 2009

Ms. Demma moved to table. Mr. Junker listed the above conditions and Mr. Liberto seconded the motion.

Mr. Quatchak asked for a roll call vote:

Laura Coombs .....	yes
Janet Demma .....	yes
Stephen Donaldson .....	absent
Sam Liberto .....	yes
Robert Schupansky .....	yes
Robert Salvatora.....	absent
David J. Quatchak.....	no

The motion carried.

**NEW BUSINESS**

**Orchard Hill Church Addition – Pre-application**

Mr. Jeff Berneburg, of McIlvried, DiDiano & Mox, LLC and Mr. Kevin Cotter of Orchard Hill Church came forward to illustrate the proposed addition to the church and to get feedback from the Planning Commission.

Mr. Berneburg stated that Orchard Hill sits on 32-acre parcel and the addition would include a gymnasium, multi purpose rooms, classrooms, expansion to the existing lobby and an additional chapel area. The footprint is a little less than 31,000 square feet. He also stated that he is scheduled to go before the Zoning Hearing Board on February 12, 2009 to ask for a variance to allow for reduction of the required amount of parking spaces.

Mr. Quatchak asked how the traffic flow is during services and if it will be affected by the addition. Mr. Berneburg stated that they have no problems and don't expect any.

Ms. Demma asked if there are sidewalks. Mr. Berneburg stated that there are no sidewalks. Mr. Schupansky explained that the Planning Commission is trying to incorporate sidewalks throughout the borough so that nearby residents will be able to walk to the church.

Mrs. Kipp of the EAC stated that a street tree ordinance would need to be met.

Mr. Phillips stated if the square footage of the addition combined with the existing building is 50,000 sq. ft or over they would need a traffic study.

Mrs. Kipp invited them to visit with the EAC before they submitted their formal landscape plans.

Mr. Quatchak thanked them for coming.

### **GOOD & WELFARE**

Mr. Quatchak encouraged the members to attend the Winter Planners Seminar and to submit their registrations with the secretary.

### **Motion to Adjourn**

Ms. Demma moved to adjourn at 9:48 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 6

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
FEBRUARY 17, 2009**

---

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

Mr. Quatchak opened the meeting at 8:07 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

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

**ENGINEER:**

Bob Nedzesky, W.E.C. Engineers ..... present

**SOLICITOR:**

Alan Lubelski, Law Offices of Ira Weiss ..... present

**STAFF:**

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

**APPROVAL OF MINUTES**

Mr. Quatchak asked for a motion to approve the January minutes. Ms. Demma moved to accept the minutes as read with revisions. Mr. Liberto seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**LPF 08-09-04 – Franklin Park Self-Storage – Preliminary & Final Land Development**

Mr. Scott Pilston of Pilston Surveying came forward to address comments from the Commission.

Mr. Quatchak asked Mr. Pilston what changes have been made from last month. Mr. Pilston stated that the only changes were the ones requested by the Planning Commission, the EAC and the few issues left on the engineers report. Mr. Pilston stated that all the comments have been addressed.

Mr. Pilston stated that Mr. Nedzesky had asked about the final design plan for the sewage disposal system.

Since the meeting last month they were granted a waiver because the bathroom will only have a sink and toilet with no shower so it will fall under the 800 gallons per day.

Mr. Quatchak asked Mr. Phillips and Mr. Nedzesky if they had any additional comments. Both said no.

Mr. Quatchak asked Mrs. Kipp of the EAC if she had any comments. Mrs. Kipp complained that once again an artist's rendition was used on the landscape plan for the sign and because of that, nothing is done to scale. She stated that some of the proposed plantings are tall and some are wide.

Mr. Pilston stated that he is relying on the landscape architect and isn't sure what the EAC is looking for. Mrs. Kipp stated that she is looking for the architect to do the same thing she did on the retention pond and the rest of the plans. Mr. Pilston looked at what Mrs. Kipp was referring to and stated that he thought she was looking at some thing different and would have it changed.

Mr. Quatchak stated that the amendment to the landscape plan should be stated in the motion.

At this time Mr. Quatchak explained to the audience about the zoning and the specific requirements for a storage facility. He also explained that there was a difference of opinion on the meaning of "direct access" stated on requirement # 3 and # 4 and read the ordinance.

Mr. Quatchak referred to the minutes from last month which stated that both attorneys should send any correspondence to the solicitor by February 11, 2009 and asked Mr. Junker if he had received any. Mr. Junker stated that he did not. Mr. Quatchak asked both attorneys if they had any comments.

Mr. Szefi, attorney for Mr. Gary Sipple, stated that Nicholson Road is the road that cannot be mostly residential homes. The argument is that the M-1 zoning district on Nicholson Road may not always be majority residential. But that time is not now.

Mr. McKeegan stated that the Planning Commission should give consideration to the zoning officer. He also stated that if you interpret this ordinance the way that Mr. Sipple's attorney would have you do, there's no where in the municipality you could have a self storage facility.

Mr. McKeegan requested that the Planning Commission voice their feelings on the technical requirements of the ordinance for Borough Council and perhaps the courts as well.

Mr. Quatchak stated that commission members might voice their opinion if they wished to when they vote.

Mr. Quatchak stated that he does not agree with the statement that self-storage facilities would not work anywhere in the borough based on Mr. Sipple's representative's interpretation of the ordinance. He stated he believes that it is an opportunity to allow the facility in this zoning district if the zoning district has developed in a commercial way; which it could in 5 or 20 years. He views it as a protection for people who live in the area that this use would not be permitted unless the district had already gone predominantly commercial.

Ms. Demma moved to approve LPF 08-09-04 – Franklin Park Self-Storage – Preliminary & Final Land Development subject to the Staff Report dated February 13, 2009 with the correction of the time limit date changed to March 20, 2009 and subject to the WEC Engineers Report dated February 11, 2009 and to include the amendment to the detailed landscape area around the proposed sign on sheet #11 as requested by the EAC. Mr. Liberto seconded the motion.

Mr. Quatchak asked for a roll call vote (some statements included):

Laura Coombs, No

*"No, not at this time."*

Janet Demma, Yes

*"I don't think it is my job to interpret the zoning laws. I have mixed feelings about it but they complied with the ordinances".*

Stephen Donaldson, Absent

Robert Schupansky, No

Sam Liberto, No

Robert Salvatora, Yes

*"Technically I think it's fine. Additionally, I don't believe that the current use of the majority of the lots affronting the property are single-family. But the key word being not currently single-family."*

David Quatchak, No

*"The applicant did a good job of complying with the site development portion of the ordinance, but I don't believe our ordinances permit this type of use in this area at this time."*

The motion failed.

Mr. Quatchak asked what they intended to do. Mr. McKeegan stated that they would go before council in March.

### **Slade Site Plan Revised**

Mr. Scott Pilston explained that the original design for Adam Slade was to just renovate the existing structure by enclosing the porch for an office and using the existing parking lot. Barbara Slade is moving in and wants to expand the parking lot. Mr. Pilston stated that increasing the parking lot will increase the stormwater management. No other revisions will be made but Council wanted the Planning Commission to make a recommendation.

Mr. Pilston stated that they are proposing a new entrance to the edge of the property where there is an existing gravel drive that services the garage in the rear. They plan to re-circulate the traffic one way around the building into the front parking lot, and one way back out the main entrance. Doing this will allow them to increase the parking in the front and add an additional handicap space. Because of the stormwater they propose to install underground storage tanks. All the landscaping will remain the same.

Mr. Quatchak asked if they were expecting a vote this evening. Mr. Pilston stated no.

Mr. Quatchak stated that he sees no problem with the circulation but because of the driveway on the northern end of the property you get a greater misalignment. Planning Commission would like to see a perfect alignment.

Mr. Pilston stated that he believes it would be too steep according to the ordinance.

Mr. Phillips stated that it is UCC regulations and cannot be circumvented.

Mr. Quatchak stated that he would rather see them get a modification for a change in slopes because of the benefit of getting a better alignment with Carmody Court. Curb cuts and alignments on Nicholson Road will become increasingly important issue as that area develops.

Mr. Salvatora asked Mr. Pilston if he thought PennDOT would approve it. Mr. Pilston stated that he does.

Mr. Salvatora stated that he thinks it's a disaster waiting to happen under the current plans.

Mr. Quatchak asked other members if they would consider a modification for slopes. They agreed.

Mr. Nedzesky asked Mr. Pilston when looking into realignment to consider berm contours. Mr. Pilston agreed.

Mr. Quatchak summarized what was discussed: An opinion from the solicitor regarding the stormwater, The Planning commission would like the driveway in alignment with Carmody Court with a modification of the slopes for that alignment, a few request from the engineer and additional feedback from the EAC.

Mr. Liberto moved to table Slade Site Plan Revised subject to the Engineer's Report dated February 12, 2009. Ms. Demma seconded the motion. The motion passed unanimously.

## **NEW BUSINESS**

### **CU 09-01-01 – Hilderbrand Conditional Use Application**

Mr. Pilston was present to represent Marlene Hilderbrand of 2314 McDevitt Road. Ms. Hilderbrand would like to construct a pole building over an existing horse riding arena and enclose it to allow for riding in inclement weather. The new stormwater ordinance will have to be met on this project but no other changes will be made.

Mr. Phillips explained that the Conditional Use is needed because the structure is more than 600 sq. ft. as an accessory use on a residential property.

Mr. Pilston stated that the proposed structure would be in the rear of the property, approximately 500 feet from McDevitt Road. The property to the north is Blueberry Hill Park and to the east are woods. The property to the west also has horses. The closest resident to Hilderbrand's is 400 feet away.

Mr. Quatchak reminded commission members that the adjacent property is Laura Gravitt property that came before the board several months ago for an electric fence.

Ms. Demma asked if any of the neighbors object. Mr. Pilston stated that he has not heard any objections.

Mr. Quatchak asked Ms. Hilderbrand about the color for the structure. She stated that it would be slate with burgundy roof and trim. Mr. Quatchak asked that that be noted on the plan. Mr. Quatchak also asked if there would be any exterior lighting. Ms. Hilderbrand stated no.

Ms. Coombs asked if there would be electric or water installed. Ms. Hilerbrand stated only electric.

Ms. Demma moved to approve CU 09-01-01, Hilderbrand Conditional Use Application Subject to the Staff Report dated February 19, 2009. And the drawing plans dated January 9, 2009 with the condition if any exterior lights are installed they conform to the ordinances. Ms. Coombs seconded the motion. The motion carried unanimously.

Mr. Schupansky recused himself from the vote.

### **GOOD & WELFARE**

Discussion was held concerning the process of introducing the ordinances to the public and dates were set for Planning Commission to meet March 5, 2009 in conference room. A public meeting will be held March 11, 2009 at fire hall at 7:00 pm. This meeting will be advertised in the paper, on the web site and the electric signboard.

Allen Cohen of Pashek Associates reviewed the highlights of each new section of the proposed zoning ordinance.

### **Motion to Adjourn**

Mr. Liberto moved to adjourn at 9:35 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present:

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
MARCH 17, 2009**

---

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

Mr. Quatchak opened the meeting at 8:09 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... absent  
Stephen Donaldson ..... absent  
Sam Liberto ..... absent  
Robert Schupansky ..... present  
Robert Salvatora ..... absent  
David J. Quatchak, Chairman ..... 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, Building/Zoning Secretary ..... present

Mr. Quatchak stated that we do not have a quorum. No business was conducted. Those who attended held an informal discussion.

**APPROVAL OF MINUTES**

**OLD BUSINESS**

**NEW BUSINESS**

**GOOD & WELFARE**

**Motion to Adjourn**

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
APRIL 21, 2009**

---

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

Mr. Quatchak opened the meeting at 8:03 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... absent  
Stephen Donaldson ..... present  
Sam Liberto ..... absent  
Robert Schupansky ..... present  
Robert Salvatora ..... present  
David J. Quatchak, Chairman ..... 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, Building/Zoning Secretary ..... present

The meeting came to order at 8:03 pm.

**APPROVAL OF MINUTES**

Ms. Coombs moved to approve the minutes of the February 17, 2009 minutes and the March 17, 2009 minutes. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Quatchak stated that the March meeting didn't have a quorum.

**OLD BUSINESS**

**Slade Site Plan Review**

Mr. Pilston summarized the history of the application up to this date. The application was re-opened from November of 2007 with the desire to increase the parking lot. After review of the plans the Planning Commission stated that they wanted the driveway re-configured so that the driveway would align with Carmody Court. This was acceptable to the applicant and all concerned but would require a modification for steepness for the new location of the driveway.

Mr. Pilston stated that he received a review letter from Mr. Nedzesky with only a few comments. Mr. Nedzesky's main concern was an inlet (storm sewer) in the driveway. No changes can be made to the inlet because it is on the PennDOT right-of-way and would have to go through the

Highway Occupancy Permitting process. Depending on what happens this evening with the application, they will submit the HOP.

Mr. Quatchak asked Mr. Phillips if he had any comments. He had none.

There was some discussion about who the applicant was – Adam Slade or Barbara Slade (mother). Mr. Phillips stated that the Adam Slade application from 2007 was re-opened for these changes to the driveway. However, the property owner is Barbara Slade. So the applicants name will be changed to Barbara Slade but the application number will remain the same.

Mr. Pilston stated that they would like to table the application tonight so that they can come to the next month's Planning Commission meeting and then to Council the following evening.

Mr. Quatchak asked that the phrase, "or equivalent varieties, subject to landscapers recommendations" be removed from the landscape plans.

Mr. Quatchak asked Mrs. Kipp, EAC Chair, if she had any comments. She did not. Mr. Quatchak asked for a motion to table.

Ms. Coombs moved to table LPF 07-11-04 Slade Site Plan. Mr. Donaldson seconded the motion. The motion carried unanimously.

**Resume discussion on proposed ordinance**

Mr. Quatchak stated that discussion on ordinances would not be held this evening due to the amount of business on the agenda.

**NEW BUSINESS**

**LPF 09-04-01 – Orchard Hill Church Addition**

**CU 09-04-02 – Orchard Hill Church Addition**

Mr. Quatchak stated that the two applications would be discussed together.

Mr. Kevin Cotter, Director of Business Operations at Orchard Hill Church, came forward to address the board. Mr. Cotter stated that he has with him three representatives; Mr. Haberman from Wooster & Associates, Greg Phassos from Gossaspa Architects, and Jeff Berneberg from MDM, LLC.

Mr. Quatchak stated that it was brought to commission member's attention that there was an error in the calculations of the square footage and what was received in the packets was inaccurate.

Mr. Phassos stated that the building footprint changes but not the seating number. He passed out new drawings that show the changes in red. He stated that the increase by 8,150 was to address accessibility issues, mechanical services, circulation space and other support areas needed within the building.

Mr. Quatchak asked Mr. Phillips if he had any comments. Mr. Phillips stated that because the square footage has changed, so would the stormwater calculations change. They will need to be reviewed. Also, the parking issue with the Zoning Hearing Board would have to be revisited. That would require a new application. But the existing two applications will require extension of time to allow for revisions to the site plan footprint, stormwater calculations and anything else that would be affected by the project changes.

Mr. Quatchak stated that the ordinance requires islands to be put in parking lots. Mr. Cotter stated that the Zoning Hearing Board did not require that. Mr. Phillips explained that they are not making improvements to the parking lot and that is when that ordinance would require islands.

Mr. Quatchak asked Mr. Nedzesky if he had any comments. Mr. Nedzesky stated that he would need considerable more detail on the stormwater. Mr. Cotter stated that the engineer is moving forward to address all the comments. Mr. Nedzesky asked for wetland delineation reports and a geo-technical report. Mr. Cotter stated that they would be provided in the next submittal.

Mr. Quatchak asked Mr. Nedzesky to address the traffic issues. Mr. Nedzesky stated that the existing traffic currently warrants a left turn lane. The church recognizes that a traffic control officer on duty directing traffic during exiting times is needed. The additional 350 seats will increase the traffic and the churches traffic reports indicates that as well. Mr. Nedzesky suggested that an agreement with the borough that a traffic officer be at all activities or the borough might want to look at requiring the church to put in a turning lane for safety purposes.

Mr. Quatchak stated that it is a goal of the borough to get a center turning lane on Brandt School Road that has the heaviest traffic in Franklin Park.

Mr. Cotter stated that he understands that it warrants a turning lane but he what he doesn't understand is that a traffic officer is still going to have to stop traffic on Brandt School road whether there is a turning lane there or not and the traffic will still be backed up.

Mr. Michael Haberman gave a report on the traffic study. He stated that there have only been two accidents in that area and didn't believe that it was dangerous. Also, the new addition is for funerals and weddings and Sunday services will not be changing from the 350 additional seats. The study was based on what if 350 additional seats were added to the traffic and that is what the warranted the turning lane. But from a practical stand point Sunday mornings will not change.

Mr. Kurt Kaelin of 2474 Nicholson Road addressed the Commission. He stated that his parents own Kaelin Farm Market at 2547 Brandt School Road, which borders the church on the south side, and their residence is across the street from the church entrance. Mr. Kaelin explained that a turning lane would cut into their property line about 25 feet if the turning lane starts 150 feet from their current entrance. Also, there is a house there that belongs to them and they would probably lose the driveway. Mr. Kaelin stated that when someone is directing traffic it doesn't impact them too much, maybe 6 or 7 cars.

Mr. Cotter asked for a 60-day extension of time.

Mr. Donaldson moved to table application LPF 09-04-01 – Orchard Hill Church Addition and CU 09-04-02 – Orchard Hill Church Addition. Mr. Salvatora seconded the motion. The motion carried.

#### **GOOD & WELFARE**

No business.

#### **Motion to Adjourn**

Mr. Donaldson moved to adjourn at 9:18 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Building Inspector/Zoning Secretary

Audience present: 18

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
MAY 26, 2009**

---

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

Mr. Quatchak opened the meeting at 8:07 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Bob Nedzesky, W.E.C. Engineers ..... present

SOLICITOR:

Alan Lubelski, Law Offices of Ira Weiss ..... present

STAFF:

Tim Phillips, Building/Zoning Official ..... present  
Cathy Krummert, Borough Secretary ..... present  
Janine Kulbacki, Building/Zoning Secretary ..... absent

APPROVAL OF MINUTES

Mrs. Coombs moved to approve the minutes of the April 21, 2009 meeting. Mr. Salvatora seconded the motion. The motion passed unanimously.

OLD BUSINESS

Resume discussion on proposed ordinance

Mr. Quatchak stated that no discussion would take place this evening. Discussions will resume next month.

Slade Site Plan Review

No representative was in attendance at this time. Mr. Quatchak noted that the normal rules in the past have been to table when an applicant is not present. Mr. Quatchak indicated that this would be left open until the conclusion of the old business section. If a representative still does not show up, a motion to table would be in order.

LPF 09-04-01 – Orchard Hill Church Addition

CU 09-04-02 – Orchard Hill Church Addition

Mr. Quatchak stated that the two applications would be discussed together.

Kevin Cotter, Director of Business Operations at Orchard Hill Church, and Jeff Berneburg, Project Manager, from MDM, LLC came forward to address the board. Mr. Quatchak asked if anything had changed since the last meeting. Mr. Berneburg indicated that they went before the Zoning Hearing Board two weeks ago for approval of the revisions made to the footprint size that was increased by 8,100 sq. ft. The Zoning Hearing Board granted approval. Mr. Berneburg noted that no additional seating was proposed, the parking lot did not increase in size and the parking spaces were not increased. The largest part of the increase to the footprint was for utility rooms and restrooms adjacent to the gymnasium area. Mr. Berneburg noted that they had received Mr. Phillip's Staff Report on Friday via facsimile, and they received the letter from the borough engineer via mail this morning.

Mr. Berneburg indicated that they needed the Planning Commission's decision or direction concerning the turning lane on Brandt School Road. As of last month, there were concerns expressed regarding road widening and the turning lanes. Mr. Quatchak noted that there was discussion prior to coming out this evening. He stated that the traffic study indicates that under current use the turning lane must be constructed. The neighbors are not necessarily comfortable with that and it presents a financial hardship for the church moving forward. The feeling of the Planning Commission is that the requirement is there now and they do not feel comfortable granting a modification for the turning lane. It would be better for Council to consider this modification, since it would set a precedent for the Planning Commission to make this modification. Mr. Quatchak stated that the Planning Commission struggled with this matter, because there is some merit to the points that the church made. As it is now, it would have to be worded as a modification because it is required under existing ordinances.

Mr. Berneburg stated that should this go forward and the turning lane be required, it would have a definite impact as to whether or not the church would move with the project. Mr. Cotter asked when they would go to council if the church would come back in June with answers to the comments. Mr. Quatchak noted that the Planning Commission could recommend approval and deny modification for the turning lane in June and then it would then go to Council in July. Mr. Salvatora commented that when there is a scientific study it is harder to go against that study. Council is a better body to address the modification issue. The Planning Commission is here to use the Code and not change the Code.

Mr. Quatchak stated that one other modification is being requested by the church for some storm sewer pipes to be covered with less than 3 ft. of soil. Mr. Berneburg responded that these are more technical details that his company's engineer would work out with the borough engineer. Mr. Quatchak provided Mr. Berneburg with feedback that the Planning Commission is not finding a lot of support for this modification. They do not understand why some adjustments could not be made to get those pipes under 3 ft. of soil.

Mr. Berneburg then addressed the comments on Mr. Phillip's Staff Report. Comment #11 – provide details of any proposed lighting. Mr. Berneburg noted that on the plan they show the relocation of two lot lamps in the existing parking areas. They are not adding any more lot lighting; they are relocating two lot lights. He noted that the closest neighbors are well over 600 ft. away. Mr. Berneburg noted that they are only proposing to add sidewalk lighting. Mr. Phillips noted that he just wanted to see that the site lighting or building mounted lighting is addressed so no glare will be produced. He indicated that there have been some complaints about lighting in the past.

Mr. Berneburg noted that there is no new signage being proposed for the site. Mr. Quatchak clarified that if they were proposing new signage it must be shown on the plan.

Mr. Berneburg asked for clarification of Comment #14. Mr. Phillips noted that the ultimate right-of-way would be 40 ft. from the center line of the road in toward the property, but that may not be the actual right-of-way. Mr. Phillips noted that they should show both the actual and ultimate right-of-ways. He also noted that they should be prepared to dedicate the ultimate right-of-way if the actual right-of-way is less than 40 ft. from the centerline.

Mr. Berneburg asked for clarification regarding the buffer yards along property lines abutting other properties. Mr. Phillips noted that 30 ft. buffer yards are required, and they must be shown on the drawings. Mr. Quatchak stated that the drawing must show the 30 ft. If there is existing vegetation that they feel does meet the requirements, they must place a note on the plan stating that the existing vegetation is there and it meets the requirements. Mr. Quatchak also noted that they can ask for a modification if there is an area with no vegetation, and they do not intend to plant vegetation.

Mr. Donaldson asked for clarification on the lighting. He asked if the parking would be extended and require new lighting. Mr. Berneburg responded that there is an existing area that is being improved to provide a total of 50 parking spaces to accommodate the overall parking that was requested to meeting the zoning variance. It was clarified that it is located in the southwest corner of the lot, which is along I-79 and Kaelin's Farm. There are no additional lighting fixtures being proposed for that area. It is an overflow lot that is being improved to show that those spaces are available.

Mr. Berneburg asked for clarification on Comment #22 – provide highway occupancy approval from Allegheny County. He asked if that was in the event of the requirement of this highway improvement? He noted that they have already provided the Allegheny County Highway Occupancy Permit. Mr. Phillips responded that we would need some assurance from Allegheny County that they are okay with the entrance the way it is and that they will not require any improvements. We would need a letter from Allegheny County that they have reviewed the traffic analysis report so we know that they are aware of the project.

Mr. Berneburg noted that wheel stops have been requested for the southwest parking area. They had requested some kind of a waiver/modification due to winter maintenance issues during snow removal. Their concern was that the wheel stops would be hit, knocked off or pushed over. Mr. Nedzesky indicated that this requirement could possibly be waived. He also suggested that they consider installing some other type of physical barrier, such as a post rail fence, to stop people from moving onto a fill area.

Mr. Nedzesky stated that they could call him for clarification on any issue.

Mr. Berneburg asked if it would be advantageous for them to attend a Council work session to try to get a preliminary feel for their direction. Mr. Rocca, Borough Manager, was present and indicated that this could be discussed privately. Mr. Salvatora noted that we are asking the applicant to have Allegheny County review the traffic study, and he asked if it is feasible for the applicant to receive any feedback within the next three weeks? It was noted that it is not likely. Mr. Berneburg noted that if the majority agreed that the traffic highway improvements should be made, it would put a great bearing on how this project moves forward.

Mr. Salvatora stated that if the Planning Commission denies granting the modification for the turning lane, the applicant could still proceed to Council for a decision. Mr. Nedzesky noted that he forwarded a copy of his comments regarding the traffic report to Mr. Shallhoover at Allegheny County on March 27<sup>th</sup>. He did not send a copy of the traffic report. Mr. Salvatora suggested that the applicant contact Allegheny County and then come back to Planning Commission.

Peggy Kipp, EAC Chairperson, asked if the applicant received the minutes from the last meeting held with the applicant and the EAC. She noted that the minutes explain what the EAC needs and she provided them with a copy of the minutes. Mrs. Kipp stated that all landscaping needs to be shown on the MS101 map. It was clarified that all landscaping, including the details and buffer yards, should be shown on a single sheet. Currently the landscaping details are spread across four different sheets.

Mr. Quatchak noted that the applicant would need to grant an extension through July 20<sup>th</sup>. Mr. Cotter granted an extension through July 20, 2009.

Mr. Liberto moved to table application LPF 09-04-01 – Orchard Hill Church Addition and CU 09-04-02 – Orchard Hill Church Addition until next month's meeting. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Bob Johnstone, President of the Hunter's Point Homeowner's Association came forward prior to adjournment of the meeting to comment on this application. Mr. Johnstone expressed concerns that there is a possibility of the church installing another detention pond and pipe, which will lead down to the Hunter's Point property. Mr. Johnstone noted that Hunter's Point is having difficulty handling storm water run off in heavy rain conditions. They have put in two 8-inch pipes to try to address the problem, but the overflow washes down through the yards. They are already budgeting to have their pipe reinspected, cleaned out and possibly repaired. Mr. Johnstone expressed a concern for the environmental impact of more run off coming down through that area. Mr. Nedzesky noted that the church is not permitted to increase run off to adversely impact an adjacent property owner. Mr. Quatchak asked Mr. Nedzesky to look at this area before next month's meeting. Mr. Nedzesky stated that he would look at both the pre and post conditions and walk the area. He noted that the church cannot increase what they are currently releasing and they cannot make the problem worse. Mr. Donaldson noted that 8-inch pipes are very small for any type of storm conveyance. Mr. Quatchak invited Mr. Johnstone to attend the June 16th meeting. Mr. Johnstone indicated that he could not attend, but he would send a representative.

#### NEW BUSINESS

CU 09-05-03 – Cerra Conditional Use Garage

Robert Cerra of 2372 Wharrey Drive came forward to address the commission. Mr. Phillips noted that Mr. Cerra was granted a variance from the Zoning Hearing Board for encroachment in the required front and side yard. Mr. Phillips noted that Mr. Cerra needs approval for a conditional use garage 600 sq. ft. Mr. Cerra stated that the garage would be used for storage of a vehicle, tractor, tools, trailer and quad. It was noted that the letter does state that the neighbors are in favor of the garage. Mr. Quatchak clarified that the new garage will have a gravel driveway, and there is an existing driveway on the other side of the home, which accesses an existing integral garage. There were no comments from the audience.

Mr. Donaldson moved to recommend approval of CU 09-05-03 Cerra Conditional use Garage. Mr. Liberto seconded the motion. The motion carried unanimously.

#### CU 09-05-04 – Slade Conditional Use Garage

Mr. Schupansky noted that he would recuse himself from voting since he knows Mr. Sughrue personally and he is a neighbor.

Alicia Slade and Doug Sughrue of 2167 Reis Run Road came forward to address the commission. Ms. Slade noted that the garage is designed to look like a barn since the house looks like a new farmhouse. It will be used to store tractor equipment, brush hog, finishing mower and a small tractor that they use to maintain ten acres. Access to the garage will be off of the original paved driveway. The house faces north and the east side of the house faces Reis Run Road. The house is located in the middle of the ten acres, and the garage will sit approximately 70 ft. from the house. The peak of the garage is 25 feet, which is less than the house. Mr. Phillips noted that the height is an issue because the maximum accessory use height is 15 feet. After some discussion and review of the ordinance by Mr. Quatchak, Mr. Lubelski and Mr. Philips, it was determined that this section of the ordinance only applies to structures under 600 sq. ft. Since this proposed garage is over 600 sq. ft. requiring conditional use approval; the 15 ft. height requirement does not apply. There were no comments from the audience. Peggy Kipp of the EAC asked what color the metal roof would be? Ms. Slade noted that it would be silver to match the silver metal roof on the porch of the house.

Mr. Salvatora moved to approve CU 09-05-04 Alicia Slade Conditional Use Garage, subject to the Staff Report dated May 21, 2009. Mr. Liberto seconded the motion. The motion carried.

#### GOOD & WELFARE

No business.

#### Slade Site Plan Review

Mr. Quatchak noted that since Mr. Pilston was not here for this plan and a motion to table would be in order. Mr. Quatchak asked Mr. Phillips to convey to Mr. Pilston that it would have been to his advantage to be here tonight and then go to Council next month. Now, the Planning Commission will have to consider the application on June 16<sup>th</sup>, the night before it goes to Council. Mr. Pilston should be reminded that this is a courtesy that the Planning Commission has offered in the past and it is not a routine procedure.

Mr. Schupansky moved to table the Slade Site Plan. Mr. Liberto seconded the motion. The motion carried unanimously.

#### Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:07 p.m. Mr. Liberto seconded the motion. All approved.

Respectfully submitted,

Cathy L. Krummert  
Borough Secretary

Audience present: 12

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
June 16, 2009**

---

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

Mr. Quatchak 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. Engineers ..... present

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

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

**ACKNOWLEDGEMENT**

Mr. Quatchak took a moment to thank Cathy Krummert, Borough Secretary, for a great job filling in for the Planning Commission secretary for the May meeting.

**APPROVAL OF MINUTES**

Mr. Quatchak asked for a motion to approve the minutes of the May meeting. Mr. Donaldson moved to approve the minutes as corrected. Ms. Coombs seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

**Slade Site Plan Review**

Mr. Pilston came forward for comments from the Planning Commission. Mr. Quatchak stated that the Commission had received a clean report except for the seal on the landscape plan and on the approved 2007 drawings. Mr. Pilston reminded the Commission that because the landscape plans would not change from the 2007 plans, it was decided that a new seal would not be necessary, however he would have the seal for the approved plans on for the Council meeting tomorrow night.

Mr. Quatchak stated that he does not remember that the Commission stated that a seal was not necessary for the landscaping. Mr. Schupansky stated that he remembered that Mr. Pilston had stated that nothing on the landscaping plan would change.

There was some discussion on whether it could be added as either a modification or a waiver on the staff report or WEC report.

Mrs. Kipp, of the EAC, asked what the date would be on the landscape plans. Mr. Pilston stated that the last revision was made December 13, 2007. Mrs. Kipp also stated that Council will question the confusion concerning the landscape plans and the two page 4s in the set of drawings. Mr. Pilston stated that it was part of the conditions to include the original page 4 (landscape plans) from 2007. Mr. Pilston also stated that he could write a letter explaining it to Council.

After more discussion, Mr. Quatchak stated that he wants one landscape drawing dated May 26, 2009 with a seal on it. It would be up to Mr. Pilston to work it out with the landscape architect as to whether she will charge for a new seal or not. He also stated that he wanted to keep it simple and clean.

Mr. Quatchak commented that waiting until the last day makes it more difficult. Mr. Pilston stated that he was sorry that he wasn't able to make the May 26, 2009 meeting but he was here on the night of the elections (May 19, 2009 was the third Tuesday of the month - the regular scheduled Planning Commission meeting that was changed to May 26, 2009 due to election day). He also stated that at the April meeting he asked the Commission if it was going to be an issue next month and was told no.

Mr. Quatchak asked for a motion. Mr. Pilston stated that the motion would have to be subject to the WEC report dated June 15, 2009 because the previous report did not mention that he would need sealed landscape drawings.

Mr. Liberto moved to approve LPF 07-11-04, Slade Site Plan subject to Staff Report dated May 28, 2009 and WEC Report dated June 15, 2009. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Schupansky wanted it noted for the record that Mr. Pilston had an appropriate point that he originally was not required to get a new seal on the landscaping plans that were not going to be changed.

#### **Proposed Zoning Article 1600 Planned Economic Development District**

Mr. Quatchak asked if any of the members had any comments concerning Article 1600. After some discussion the words "or mixed use" was added under Section §212-1601- Boundaries and Applicability of the Planned Economic Development Overlay, B to read: B. All non-residential or mixed use land developments of five (5) acres or greater shall be required to conform to the requirements of Article 1600.

Also, a new paragraph, labeled C was added to Section §212-1601 to read: C. All existing uses on land five (5) acres or greater within this District where such use existed lawfully prior to the enactment of this Article, shall be considered non-conforming uses in this District and shall be subject to the requirements on Article IX, titled Non-conforming Uses and Structure.

Mr. Schupansky moved to recommend Article 1600 as corrected and amended. Ms. Coombs seconded the motion. The motion carried unanimously.

**Proposed Zoning Article 1700 Conservation Subdivision Design**

Mr. Quatchak asked if anyone had any comments concerning Article 1700. After some discussion, Section §212-1703 – Uses Permitted within Conservation Subdivision. Section §212-1703 A (2)(b) which permitted Twin Houses within Conservation Subdivisions was deleted.

Also, a correction was made to §212-1707 – Greenway Land Requirements for the Cluster Option. Letter “B” is added to the label Minimum Land Requirement for Greenway that was inadvertently omitted in the last draft.

Ms. Coombs moved to recommend Article 1700 with corrections. Ms. Demma seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**GOOD & WELFARE**

No business.

**Motion to Adjourn**

Ms. Demma moved to adjourn at 10:03 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 5

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
July 21, 2009**

---

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

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

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson ..... present  
Sam Liberto ..... absent  
Robert Schupansky ..... present  
Robert Salvatora ..... absent  
David J. Quatchak, Chairman ..... 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, Building/Zoning Secretary ..... present

**APPROVAL OF MINUTES**

The minutes of the last meeting were not distributed therefore they will not be approved until next months meeting.

**OLD BUSINESS**

No old business

**NEW BUSINESS**

**Proposed Zoning Article 2000 Buffering and Landscaping**

Mr. Quatchak asked if anyone had any comments concerning Article 1700. After some discussion and amendments, Ms. Coombs moved to accept the Chairman's annotated copy of Article 2000, Buffering and Landscaping be recommended to Council. Ms. Demma seconded the motion. The motion carried unanimously.

**GOOD & WELFARE**

Mr. Quatchak announced that there will be a meeting held at the municipal building on Monday August 3, 2009 from 7:30 p.m. to 9:00 p.m. to discuss concerns with residents in the Transitional Overlay District.

**Motion to Adjourn**

Ms. Demma moved to adjourn at 9:33 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 4

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
August 18, 2009**

---

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

Mr. Quatchak opened the meeting at 8:00 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. Engineers ..... present

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

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

**APPROVAL OF MINUTES**

Ms. Demma moved to approve both the June and July minutes with corrections. Ms. Coombs seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

No old business

**NEW BUSINESS**

**Proposed Zoning Article 1500 – Natural Resources**

Mr. Quatchak asked if anyone had any comments concerning Article 1500. After some discussion and amendments, Ms. Coombs moved to accept the Chairman's annotated copy of Article 1500, Natural Resources be recommended to Council. Ms. Demma seconded the motion. The motion carried unanimously.

**GOOD & WELFARE**

Mr. Quatchak talked briefly about the public meeting on August 3, 2009 with the residents in the Transitional Overlay District. He stated that 29 residents attended and listed their concerns and desires for their district.

**Motion to Adjourn**

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

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 2

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
September 15, 2009**

---

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

Mr. Quatchak opened the meeting at 8:00 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. Engineers ..... present

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

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

**APPROVAL OF MINUTES**

Ms. Demma moved to approve the August 18, 2009 minutes. Mr. Schupansky seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

No old business

**NEW BUSINESS**

**Proposed Zoning Article 1100 – M-2 Mixed Use Interchange District**

Mr. Liberto entered the meeting at 8:05 pm.

Mr. Salvatora entered the meeting at 8:13 pm.

Mr. Quatchak asked if anyone had any comments concerning Article 1100. After some discussion and amendments, Ms. Coombs moved to accept the Chairman's annotated copy of Article 1100, M-2 Mixed Use Interchange District be recommended to Council. Mr. Liberto seconded the motion. The motion carried unanimously.

**GOOD & WELFARE**

Mr. Quatchak stated that the next review would be the Five Points Village Overlay District.

**Motion to Adjourn**

Ms. Demma moved to adjourn at 8:39 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 2

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
October 20, 2009**

---

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

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

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson ..... present  
Sam Liberto ..... absent  
Robert Schupansky ..... present  
Robert Salvatora ..... present  
David J. Quatchak, Chairman ..... 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 minutes of the September 15, 2009 meeting. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Sam Liberto entered the meeting at this time (8:01).

**OLD BUSINESS**

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

Mr. Jeff Berneburg, Project Manager for McIvried Didiano & Mox, LLC and Kevin Cotter, Finance Director for Orchard Hill Church were present to discuss changes to the project.

Mr. Quatchak stated that the Planning Commission will need a signed request for an extension of time. Mr. Quatchak suggested December 17, 2009 which would be the day after Council's December meeting.

Because the Staff Report and the WEC Report were lengthy, Mr. Quatchak asked them to explain what has happened since the last time they were before the Planning Commission.

Mr. Berneburg stated that the project has been significantly reduced. The chapel has been removed from the project. Improvements have been made to the lobby, classrooms and

gymnasium. The overall square footage now proposed is 24,300 square feet. There will be no lot lighting or signage proposed. There will be some improvements to the parking lot and the handicap parking has been relocated. The stormwater is being handled by a rain garden under the DEP guidelines.

Ms. Demma asked for an architectural rendering of the project. Mr. Berneburg stated that it will be provided.

Mr. Berneburg stated that they are asking for a modification from the ordinance that requires a landscape architect seal on a buffer area plan. He noted that the existing 30-foot buffer requirement is currently satisfied by the existing buffer features and steep embankments along the perimeter of the site which provides screening at a minimum of 60% and 5 feet in height. With the exception of the plantings required for the new sidewalk along Brandt School Road, and the replacement of six trees being removed to accommodate the new building, no other landscape requirements are needed.

There was some discussion concerning the need for a landscape architect seal and some members of the Planning Commission were skeptical because a precedent has been set regarding seals on landscape plans. Mr. Phillips explained that the ordinance states that a seal is needed only for buffer yards and those requirements have been met by existing vegetation. He encouraged the Commission members to walk the property to see for themselves.

Mr. Quatchak stated that some of the members are indicating that they aren't comfortable with the modification. And this could be the case when they return next month.

Mr. Cotter asked that they consider the ordinance that Mr. Phillips cited.

Mr. Quatchak asked Mrs. Kipp of the EAC if she had any comments. Mrs. Kipp stated that she wants the trees that died replaced and that although the plantings for the rain garden are determined by the PaDEP not all of their species are deer & disease resistant for our area.

Mr. Quatchak stated that he would like a landscape architect to put a sheet in the plan with comments saying buffer requirements have been met through topography and existing trees for documentation.

Mr. Quatchak mentioned that some of the comments on the WEC report were significant enough that they may generate new information that could raise new comments on the next reports.

Mr. Liberto moved to table LPF 09-04-01- Preliminary & Final Land Development, Orchard Hill Church. Ms. Demma seconded the motion. The motion passed unanimously.

#### **Proposed Zoning Article 1300, Transition Overlay District**

Mr. Quatchak asked that the discussion of Article 1300 will be moved to the end of the meeting.

#### **NEW BUSINESS**

##### **William & Sarah Swartz – CU 09-10-05 – Conditional Use**

There was no one in attendance to represent the Conditional Use application. Mr. Quatchak stated that we will wait until the end of the meeting and vote to table if no one shows up to represent this application.

**SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development**

Mr. David Bruening of Tristar Investors, Inc. came forward to represent the applicant and discuss the proposed cell tower. The proposed 199 foot monopole tower is to be located in Linbrook Park off of Big Sewickley Creek Road. The access road to the site will be the road into Linbrook Park and a gravel road will be installed to continue access to the tower. The tower and storage shelters that house equipment will be enclosed with a fence.

Ms. Coombs asked what kind of fence will be used. He stated it will be chain link with barbed wire on top. The Commission asked that green or brown slats be used on the fence to make it opaque.

Ms. Demma moved to table LPF 09-10-02 – Preliminary & Final Land Development, SBA Cell Tower. Mr. Liberto seconded the motion. The motion carried unanimously.

**Proposed Zoning Article 1300, Transition Overlay District**

Mr. Quatchak opened discussion regarding the meeting that was held on August 3, 2009 with the northern Nicholson Road residents. 28 residents from that area attended the August meeting and a list of concerns and desires were compiled. Some of those residents are in the audience this evening and joined in the discussion.

Mr. Quatchak stated that he would like to propose that the Commission spend more time on Article 1300, Transitional Overlay District by detaching it from the other six articles and putting Article 1300 on its own timeline. He asked for a consensus from the Commission members and everyone agreed.

Mr. Quatchak read the list on concerns and desires and asked that a motion be made to formally pass the items onto Council for their consideration.

Ms. Demma moved that the Chairman of the Planning Commission deliver a report to Council at an upcoming work session concerning the Transitional Overlay District. Mr. Salvatore seconded the motion. The motion passed unanimously.

**A final motion was made to table William & Sarah Swartz – CU 09-10-05 – Conditional Use application.** Ms. Demma moved to table and Mr. Salvatore seconded the motion. The motion passed unanimously.

**GOOD & WELFARE**

**Motion to Adjourn**

Mr. Liberto moved to adjourn at 9:50 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 14

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
November 17, 2009**

---

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

Mr. Quatchak opened the meeting at 8:02 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. 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. Quatchak asked that an additional sentence be added to the minutes. Demma moved to approve the October 20, 2009 minutes with the addition. Ms. Coombs seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

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

The applicants, through correspondence, indicating they would like to be tabled this evening. Mr. Quatchack asked for a motion to table. Mr. Donaldson moved to table Orchard Hill, LPF 09-04-01 Preliminary & Final Land Development. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Nedzesky stated that there will be a meeting next Tuesday between him and the applicants to clean up the items left on the Engineer's report.

**William & Sarah Swartz – CU 09-10-05 – Conditional Use**

Mr. William Swartz came forward to answer comments and questions from the Commission regarding the 840 square foot addition to his existing 672 square foot detached garage located at 2268 Meadow Road. Mr. Swartz stated that he wants to add an addition to the front of the

garage to house classic cars and a small addition off the back for a lawn tractor and garden tools.

[Mr. Sam Liberto entered the meeting at this time (8:10).]

Mr. Quatchak asked what the building materials will be. Mr. Swartz stated that it would be aluminum siding. The garage will look identical to the way it looks now only longer with a few more windows on the side.

Mr. Quatchak asked Mr. Swartz if there will be any lighting. Mr. Swartz stated that there are two ornamental lights on each side of the doors.

Mr. Salvatora asked if he has had any opposition from any neighbors. Mr. Swartz stated that he has not talked with any neighbors but understands that the neighbors have been notified through the mail.

Mr. Quatchak asked if any neighbors or anyone in the audience wanted to speak. No one responded.

Mr. Quatchak indicated to Mr. Swartz that no business shall be authorized with this conditional use approval. Mr. Swartz agreed.

Ms. Demma moved to approve William & Sarah Swartz – CU 09-10-05 – Conditional Use garage subject to the staff report dated November 13, 2009. Mr. Liberto seconded the motion. The motion carried unanimously.

#### **SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development**

Mr. John Lemmon of 1902 Wentworth Court and an employee of Tristar Investors, Inc. was present to represent the applicant.

Mr. Lemmon stated that he received the staff report and added that there are minor revisions that are easily addressed. He asked if there are any additional comments from the Commission.

Mr. Phillips stated that although parking areas are shown on the drawings, they are graveled areas. Franklin Park ordinance requires that they are paved areas. To vary from the ordinance a modification is required. Also, if the parking areas are paved, it could affect the stormwater.

Mr. Phillips also informed Mr. Lemmon that there was no slope map or information on the percentages of slopes to be disturbed on the area where the facility is being developed. Also, two sets of plans were submitted by two different design professionals making it confusing.

Mr. Quatchak explained to Mr. Lemmon that if they were hoping to have approval in December and then recommended to Council the following evening, they would have to come to the Planning Commission next month with both the staff report and the WEC report completely comment free.

Mr. Liberto moved to table SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development. Ms. Demma seconded the motion. The motion carried unanimously.

#### **NEW BUSINESS**

**GOOD & WELFARE**

**ANNOUNCEMENT**

Mr. Quatchak stated that the Planning Commission will be scheduling an additional work session sometime between now and the Christmas holiday. The date will be posted on the Borough website.

**Motion to Adjourn**

Mr. Liberto moved to adjourn at 8:45 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

Audience present: 10

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
December 15, 2009**

---

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

Mr. Quatchak opened the meeting at 8:03 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Laura Coombs ..... present  
Janet Demma ..... present  
Stephen Donaldson ..... present  
Sam Liberto ..... absent  
Robert Schupansky ..... present  
Robert Salvatora ..... present  
David J. Quatchak, Chairman ..... 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 November 17, 2009 minutes. Mr. Donaldson seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

**SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development**

Mr. David Bruening of Tristar Investors was present to address the Commission.

*[Mr. Salvatora entered the meeting at 8:05.]*

Mr. Quatchak asked Mr. Phillips if he any comments. Mr. Phillips stated that he has some comments laid out in his report that are typically addressed after approval.

Mr. Quatchak asked Mr. Nedzesky of WEC Engineers if he had any comments. Mr. Nedzesky stated that there are four issues that are easy to resolve.

Mr. Quatchak asked Mrs. Kipp of the EAC is she had any comments. She stated that she had none.

Hearing no comments from the Planning Commission members, Mr. Quatchak asked for a motion.

Mr. Donaldson moved to recommend approval SBA Cell Tower – LPF 09-10-02 – Preliminary & Final Land Development subject to the WEC Engineer's Report dated December 11, 2009 and the Staff Report dated December 14, 2009. Ms. Demma seconded the motion. The motion passed unanimously.

### **NEW BUSINESS**

#### **2009 Annual Planning Commission Report**

Mr. Quatchak stated that there are a few technical corrections that were discussed in the pre-meeting.

Ms. Coombs moved to approve the 2009 Annual Planning Commission Report with the corrections discussed in the pre-meeting. Ms. Demma seconded the motion. The motion passed unanimously.

**Mr. Marty Gillespie, president of Heartland Homes and Mr. Harold McCutcheon from KU Resources** asked to speak to the Commission concerning the Briarwood Plan this evening. Mr. Gillespie reviewed the stormwater management plan that was originally approved for the development and stated that the developer hired Mr. McCutcheon, an environmental engineer to study the stormwater management plan and they asked him if there was another Best Management Practice (BMP) that could be used to accomplish the same thing but with less of an impact on the yards within the plan and less cost. They met with Mr. Phillips, Mr. Rocca and Mr. Nedzesky to discuss this different BMP and were advised to ask for feedback from the Planning Commission.

Mr. McCutcheon suggested that all the infiltration trenches in the back yards be removed and the detention pond be redesigned to accept and infiltrate most of the stormwater in the plan. Mr. Phillips stated that this was a significant change and revised plans must be submitted, reviewed and approved by the Planning Commission and Council. Additionally, the revised plans would have to address the new stormwater management ordinance and the entire development would have to be signed and sealed by the new engineer. Mr. Phillips and Mr. Nedzesky advised that testing for infiltration in the areas of the proposed trenches could allow reduction of infiltration trench sizes providing significant cost reduction for the plan. Mr. Phillips stated that these revisions could be approved at staff level.

Mr. Gillespie and Mr. McCutcheon agreed to take this information back to the Meritage Group for their decision.

Mr. Quatchak thanked them for coming.

### **GOOD & WELFARE**

#### **ANNOUNCEMENT**

#### **Motion to Adjourn**

Ms. Demma moved to adjourn at 9:08 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary