

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 15, 2008**

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

Mr. Max Junker called the meeting to order at 8:08 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma absent
Stephen Donaldson present
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

APPROVAL OF MINUTES – Mr. Donaldson moved to approve the December 18, 2007 minutes. Mr. Quatchak seconded the motion. The motion carried unanimously.

REORGANIZATION

Mr. Junker opened the floor for nominations for Chairperson of the Planning Commission. Mr. Donaldson moved to nominate David Quatchak as chair. There were no other nominations. Mr. Junker asked for a motion to close the nominations. Mr. Schupansky moved to close the nominations. Ms. Coombs seconded the motion. The motion carried. Mr. Junker asked for a motion to name Mr. Quatchak as chair for a one-year term. Ms. Coombs moved to name Mr. Quatchak as chair. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Junker opened the floor for nominations for Vice-Chair of the Commission. Mr. Schupansky moved to nominate Stephen Donaldson as vice-chair. There were no other nominations. Mr. Junker asked for a motion to close the nominations. Mr. Quatchak moved to close the nominations. Ms. Coombs seconded the motion. Ms. Coombs moved to name Mr. Donaldson as vice-chair. Mr. Schupansky seconded the motion. The motion carried unanimously.

Mr. Junker turned the meeting over to Mr. Quatchak. Mr. Quatchak welcomed two new members, Laura Coombs and Sam Liberto to the Commission.

OLD BUSINESS - Review of Stormwater Ordinance

Mr. Quatchak stated that the Stormwater Ordinance review would be moved to the end of the meeting.

NEW BUSINESS - SPF 07-12-01 - Franklin Run Preliminary & Final Subdivision

Mr. Fritz Baehr of F. J. Baehr Architects who is representing Jim West and Mr. Doug Tait of Tait Engineers were present to discuss their subdivision.

Mr. Baehr explained that this development would be on 56 acres subdivided from the Tree of Life Cemetery. Because of some unmarked interment plots they will be disturbing a small portion of the wetlands (less than 2,000 sq. ft.). There will be a retention pond and an emergency access road that connects to the cemetery.

They would require two modifications. One for exceeding the amount of slope disturbance and one for exceeding the amount of lots on a cul de sac required by borough ordinance.

They are proposing a landscape mound and a solid concrete and beam wall at the request of the cemetery. The mound will be 4 feet high and the fence will be 6 feet above the mound. It will be landscaped on the cemetery side. In addition, they propose an emergency access road with a gate.

Mr. Baehr stated that he received the comments from staff and the engineer and believed that they can comply with all the comments.

In answering one of Mr. Nedzeskys comments, they will use Best Management Practices by taking the stormwater from the roofs of certain lots and pipe it into a bioswale. It will be shown on plans.

They have met with the EAC. The EAC has asked for some revisions on the types of plants that are deer resistant and those revisions will be made.

Mr. Quatchak asked what has changed since they came to the Planning Commission in August 21, 2007 as a pre-application. Mr. Tait stated that the amount of lots has changed and the cul de sac was adjusted. Also, originally two lots were to be accessed from Reis Run Road would now share a private asphalt drive and will be shown on the plans.

Mr. Quatchak stated that landscaping wasn't indicated on the cemetery side on the plans. Mr. Tait stated that it would be clarified on the landscaping plans.

Mr. Quatchak asked if the concrete detailing for the fence would be on the plans. Mr. Tait stated that it would be on the landscape section of the plans.

Mr. Schupansky stated that the plans indicate the concrete curbs are to be removed and if that was something that was directed by Council.

Mr. Junker stated that the debate for asphalt curbs is still going on. So until it is resolved concrete is acceptable. Mr. Phillips stated that it should be adopted next month. Mr. Tait stated that they would comply with whatever the borough wanted.

Mr. Schupansky wanted it to go on record to Council that he favored concrete curbs and is opposed to the asphalt curb adoption.

Mr. Junker stated that there are a lot of state rules and regulations regarding cemeteries. The Planning Commission and Council would like to be assured that these rules and regulation have been dealt with.

Mr. Quatchak stated that with the access road going through the cemetery, one of the conditions of approval would be based on compliance with the state rules.

Mr. Schupansky asked about the stone and materials to be used for the access road and if a fire truck would be able to find it. Mr. Baehr stated that it would be marked.

Mr. Quatchak stated that he liked the placement of the chain across the access road at the rear lot lines.

Mr. Quatchak asked Mr. Kipp of the EAC if he had any comments. Mr. Kipp asked about the 4 foot mound and the 6 foot fence. At ten feet, will there be any problems with the borough codes that they would have to go to the Zoning Hearing Board. Mr. Phillips stated the mound would not be included in the height so there would be no issues.

Mr. Kipp stated that a wetlands report should be required. Mr. Quatchak asked that a clear delineation of the wetlands be shown on the plans. Mr. Tait agreed to provide wetlands report to the EAC.

Mr. Nedzesky asked that they keep manholes off the sidewalks. Mr. Baehr looked at the plans and stated that they clear the sidewalks. Also, Mr. Nedzesky asked that handicap ramps are regulation ramps.

Mr. Baehr stated that around lots 32, 33 & 34 along Reis Run Road, the sidewalks would be woven so they don't disturb the trees.

Mr. Phillips stated that they would need a maintenance agreement for the private shared drive between lots 33 and 34.

Ms. Coombs stated that she wanted to make sure that roadway is far enough from the existing gravesites.

Mr. Phillips asked Mr. Tait if they would need an encroachment permit from the DEP. Mr. Tait stated that they would. Mr. Quatchak asked for a clear delineation to be shown on the landscape plans. Also, a sign should be posted so homeowners know not to disturb the wetlands.

Mr. Quatchak stated that Mr. Baehr and Mr. Tait should meet with Mr. Phillips and clean up the plans and the layers shown on the drawings. And that the next plans that the Planning Commission sees should be the same plans that go to council.

Mr. Schupansky stated that he would like to see reasons and hardships in writing for the modifications they are requesting.

Mr. Donaldson moved to table the Franklin Run, SPF 07-12-01 Preliminary & Final Subdivision. Ms. Coombs seconded the motion. The motion carried unanimously.

GOOD & WELFARE - Annual Report

There was some discussion on the draft of the 2008 Annual Report with the emphasis on the goals for 2008. Mr. Phillips will draft the goals section of the Annual Report.

Mr. Quatchak stated that he would like to hold three work sessions for ordinance review and procedure process.

Motion to Adjourn

Mr. Schupansky moved to adjourn at 9:43 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 19, 2008**

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 8:08 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:

Max Junker, Law Offices of Ira Weiss present

STAFF:

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

APPROVAL OF MINUTES – Mr. Liberto moved to approve the January 15, 2008 minutes. Mr. Donaldson seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review would be moved to the end of the meeting.

SPF 07-12-01 – Franklin Run Preliminary & Final Subdivision

Fritz Baehr of F.J. Baehr Architects and Mr. West were present to address the Planning Commission's comments. Mr. Baehr stated that they were aware that the Planning Commission expected a clean review upon their return and although all the issues have been addressed, new issues have come up.

Mr. Quatchak asked Mr. Nedzesky and Mr. Phillips if they had any questions. Mr. Nedzesky stated that he already discussed his comments with the engineer. Mr. Phillips stated that he had no further comments.

Mr. Baehr stated that his attorney has spoken to Mr. Junker regarding the opening of roads in a cemetery. Mr. Junker commented that he has spoken to Ms. Peters, and received a memorandum from her concerning his questions regarding state laws covering cemeteries. The memorandum stated that the state law governing roads in cemeteries is only violated if the road is "opened" by municipal action. Mr. Junker commented that therefore, the emergency

accessway cannot be part of the dedicated public improvements, and instead, will be a private improvement. Mr. Junker asked what is the intent of the developer regarding maintenance of the emergency access road and would the developer be willing to grant the borough an easement for the limited purpose in the event of an emergency. Mr. Baehr stated that the fact that it is described on the plans as an emergency access road addresses the issue and that it is a low maintenance road. Mr. Junker stated that it could not be on the borough's shoulders to maintain the road. Mr. Baehr said that he would make sure that it is addressed in the homeowner's association. Mr. West stated that the cemetery would be very cooperative concerning emergency vehicles and the access road.

Mr. Donaldson asked for clarification of the surface of the access road. Mr. Baehr stated that it is a gridlock stone where topsoil would be laid into the grid so grass can grow through it. The intent is for it to look like grass but it will support emergency vehicles and would be clearly defined paved path.

Mr. Donaldson asked Mr. Junker about the curb issue. Mr. Junker stated that although there are possible changes coming concerning concrete curbs changing to asphalt curbs, whatever is on the books at the time the application was filed and the fact that Council has not yet voted on the change, should dictate what is used.

Mr. Quatchak asked them to revert back to the concrete curbs on the original plans but warned them that it is possible that Council may require asphalt curbs. Mr. Baehr stated that they would comply with whichever the borough requires.

Mr. Quatchak stated that the landscaping plans were confusing. He asked that the existing vegetation on the plans and in the buffer be marked with a note stating that the existing vegetation meets the buffer requirements and the vegetation will remain.

Mr. Quatchak asked Mr. Kipp of the EAC if he had any comments. Mr. Kipp stated that he noticed some trees were missing on the plans behind lots 2, 3 and 4. The EAC suggests that the developer be required to mark and inventory the trees that are to remain after construction of the sidewalks and that the trees should be inventoried by number & species in case any trees are destroyed during construction to assure they will be replaced.

Mr. West stated that they want to preserve as many trees as possible when installing the side walks but some trees may have to be cut for the site line.

Mr. Quatchak asked for a motion to table. Mr. Baehr stated that they would grant an extension of time until April 17, 2008.

Mr. Donaldson moved to table SPF 07-12-01 Franklin Run to the next meeting so the applicant can address the items in the February 14, 2008 Staff Report and the February 13, 2008 WEC Report and the EAC Report with the following amendment: The plans from the original application with the concrete sidewalks and curbs be included instead of the asphalt sidewalks and curbs and the applicant grant the Planning Commission a time extension until April 17, 2008. Ms. Coombs seconded the motion. The motion carried unanimously.

NEW BUSINESS

Baumgartner Office Building – LPF 08-02-01 - Preliminary & Final Land Development

Mr. Scott Pilston of Pilston Surveying was present to address the Commission. As an overview, Mr. Pilston stated that the property is located about 500 feet from the intersection of Five Points

on the westerly side of Nicholson Road. The property is in a mixed use zoning district and is currently a single-family residence and unoccupied. Mr. Baumgartner is looking to convert it to a commercial use. It is serviced by all the public utilities. The driveway is shared with the neighbor next door. At this time there is no existing agreement between the two properties to continue sharing the driveway, but an agreement has been drawn up and the neighbor seems to have no problems with it.

Mr. Pilston stated that a letter from MTSA would be required since it will be changing to a commercial property.

They are proposing to add an addition of 16 feet along the entire length of the building in the rear. Parking will be added which Mr. Pilston believes will meet all the ordinances.

Any increase in stormwater drainage will be taken care of by an on-lot sump.

They have met with the EAC for their feedback. The EAC suggested that notes be added to the plans stating that existing vegetation along the boundaries will remain. Mr. Pilston stated that the landscape plans would be stamped by a landscape architect.

Mr. Pilston stated that he and his client did not expect to be granted approval this evening and expect to table until next month but wanted to speak with the Commission to see if they had any concerns or questions. Mr. Pilston stated that the comments from the WEC Report, the Staff Report and the EAC were very minor. As a residential property the setback requirements are 10 feet. Once changed to a commercial use the requirement is 20 feet setback. Therefore, they will need to go to the Zoning Hearing Board for a variance next month.

Mr. Nedzesky asked Mr. Pilston to explain the parking and the handicap parking in the front of the building. Mr. Pilston stated that the handicap parking in the front of the building would have access to the front with a ramp that isn't on the drawings because they have not yet submitted the architect's drawings.

Mr. Quatchak asked about the sidewalks. Mr. Pilston stated that the sidewalks would have to curve around closer to the building to avoid the slope and the trees. Mr. Quatchak stated that it would be better to have the sidewalks closer to the road because of the proposed village in that area and that the slope would not affect the sidewalks.

Mr. Quatchak asked Mr. Phillips if he had any comments. Mr. Phillips stated that he did not.

Mr. Quatchak stated that he was concerned about how well the addition will blend in with the existing structure. Mr. Pilston stated that it is their intention to maintain the residential integrity in the area.

Mr. Quatchak asked for a motion to table. Mr. Liberto moved to table LPF 08-02-01 Baumgartner Office Building – Preliminary & Final Land Development application to a future Planning Commission meeting subject to the Staff Report dated February 13, 2008 and addressing all of the Engineer and EAC comments as well as any Zoning Hearing Board action. Ms. Coombs seconded the motion. The motion passed unanimously.

Children's Hospital of Pittsburgh – LP 08-02-01 Revised Final Land Development

Mr. Pilston was present to address the Planning Commission's comments and questions and stated that he was not looking for approval tonight. Mr. Pilston gave an overview of the

proposed improvements at Children's Hospital. They propose to install a driveway and two additional parking areas and 28 individual spaces located in five areas along the existing parking areas that would increase the parking by 70 additional spaces. Children's Hospital feels these improvements are necessary to accommodate the volume of patients using the facility.

Mr. Pilston stated that he has submitted a stormwater report showing the increase from these parking areas will not exceed the existing stormwater facility and the only landscaping being proposed would be in islands for the two new parking areas.

Mr. Quatchak asked if there will be curb cuts and if there is only one way out of the new lots. Mr. Pilston explained that they will remove the first four spaces of the existing lot and put the access there.

Mr. Pilston stated that he attended the EAC meeting to get their feedback on the landscaping and it was determined that Serviceberry trees will be planted for shading.

Mr. Quatchak asked if the EAC had any other comments. Mr. Kipp stated that he did not.

Mr. Quatchak asked for a motion. Mr. Donaldson moved to table LP 08-02-01 – Children's Hospital of Pittsburgh – Revised Final Land Development application subject to the Staff Report dated February 12, 2008 and the WEC Report dated February 13, 2008. Mr. Salvatora seconded the motion. The motion carried unanimously.

Ridge Forest, LLC – Pre-application

Representing Ridge Forest, LLC, Attorney Don Graham presented the proposed PRD and gave an overview of the project. Mr. Graham stated that the proposed development would be on 132 acres located off Nicholson Road on Georgetown Drive. It would abut Sts. John & Paul Catholic Church, Sippel Office Park and the YMCA. 96 acres are in the R-4 zoning district the remainder is in the R-1 & R-2 zoning districts. They are proposing 115 single-family homes on smaller than typical lots and 89 multi-family townhouses and 36 garden apartments. A potential builder would be Ryan Homes. They would also like to work with the borough for future commercial use as well.

Ms. Coombs stated that it looked like a lot of housing in one area to have just one way in and one way out. There was some discussion on other possible exits/entrances.

Mr. Phillips asked if they had a time frame for starting the development. Mr. Graham stated that after hearing the feedback he received tonight, they would start the tentative PRD application process for the April agenda.

Mr. Quatchak thanked Mr. Graham for coming as a pre-application and stated that the Planning Commission would be looking for a plan that is pedestrian friendly because of the walking distance from the church and the YMCA, for buffering and for good circulation within the plan.

GOOD & WELFARE

Review of the proposed 2007 Planning Commission Annual Report

Mr. Quatchak stated that the only item left to review was the goal section of the report. Mr. Phillips submitted that section and Mr. Quatchak asked for a motion.

Ms. Coombs moved to approve and send to Council the 2007 Planning Commission Annual Report for review. Mr. Liberto seconded the motion. The motion carried unanimously.

Stormwater Ordinance Review

Mr. Quatchak stated that the Commission will discuss the Stormwater Ordinance at the next meeting.

Discussion on Curbs

An impromptu discussion on concrete curbs vs. asphalt curbs was held. It was decided that the Planning Commission would ask Council to delay approval of the asphalt curbs to allow for further discussion and input from the Planning Commission.

A motion was made by Mr. Salvatora expressing concerns to Borough Council over the proposed change of the zoning requirements and requesting more study and possible input from the Planning Commission before formal action is taken. Ms. Coombs seconded the motion. The motion carried unanimously.

Work Session

A work session will be held March 3, 2008 to discuss subdivision and land development procedures.

Motion to Adjourn

Ms. Coombs moved to adjourn at 10:00 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 14

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 15, 2008**

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 8:10 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto present
Robert Schupansky absent
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. Coombs moved to approve the February 19, 2008 minutes. Mr. Salvatora seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review would be moved to the end of the meeting.

SPF 07-12-01 – Franklin Run Preliminary & Final Subdivision

Mr. West and Mr. Rahenkamp from Tait Engineers were present to address the Planning Commission's comments.

Mr. Quatchak asked Mr. Phillips if all of the comments from his report have been addressed. Mr. Phillips stated that all but number 12 from his staff report that Mr. Junker will address.

Mr. Junker stated that the Declaration of Covenants, Conditions and Restrictions of the Franklin Run Planned Community addresses the concerns the Planning Commission had about the private driveway for lots 33 and 34 will replace #12 of the staff report.

Mr. Quatchak brought up a comment from the EAC's report concerning the plans that show the buffer trees being placed on the cemetery side rather than the resident's property and asked if it

was acceptable. Mr. West stated that the cemetery requested that they be placed on their side of the fence.

Mr. Quatchak stated that the sheet numbering was wrong on the latest submission. Sheet # 17-A, that was added at the EAC request, was never added to the index on the front page and the dates needed to be changed to indicate the latest submission.

Mr. Quatchak stated that all four modifications will be voted on separately and then a motion made to approve the Preliminary & Final Subdivision.

Ms. Demma moved to approve the request for modification from Section 184-27.B, 2 & B, 4, which prohibits disturbance of certain percentages of slopes. Mr. Donaldson seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to approve the request for modification from Section 184-23.C, 2, a, 1, which requires cul de sac streets to have less than 21 lots with the understanding that the applicant is providing emergency access. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Donaldson moved to approve the request for modification from Stormwater, Appendix E, which prohibits detention ponds from being more than 4 feet deep to be surrounded by a 4 ft. high fence for protection. Ms. Coombs seconded the motion. The motion passed unanimously.

Mr. Salvatora moved to approve the request for modification from Section 184-23.D, 1, which requires sidewalks along residential streets with the understanding that 185 feet be eliminated along the north side near the entrance due to the existence of graves that could be disturbed if sidewalks were to be installed. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend approval for SPF 07-12-01 – Franklin Run Preliminary & Final Subdivision subject to the Staff Report dated March 26, 2008 and the WEC Engineer's Report dated April 9, 2008 with the following two conditions: Replace #12 of the Staff Report dated March 26, 2008 with the following: the Declaration of Covenants, Conditions and Restrictions similar to the version provided to the Solicitor on April 14, 2008 is properly executed and recorded and the applicant make the following changes to the plans to add 17-A to the index, correct the revision dates and make a correction to the cover sheet revision date. During discussion on the motion, Mr. Junker added that he would consider the final, recorded Declaration to be "substantially similar" as long as the final version contained Section 3.2 – stating that the unit owners of Lot 33 & 34 were responsible for maintenance and repair of the private driveway, and that the Borough of Franklin Park was named a third party beneficiary. Mr. Liberto seconded the motion. The motion carried unanimously.

Children's Hospital of Pittsburgh – LP 08-02-01 Revised Final Land Development

Mr. Pilston was present to address the Planning Commission's comments.

Mr. Quatchak stated that the Commission was referring to the plans that were submitted last month and asked Mr. Pilston if there were any changes to the plans. Mr. Pilston stated that he forgot to change the date and he didn't change the date on his signature stamp. However he brought with him a revised copy.

Mr. Quatchak stated that there was a question about the lighting and asked if lighting was proposed. Mr. Pilston stated that no lighting is proposed.

Mr. Quatchak asked for a motion. Mr. Liberto moved to recommend to Council Children's Hospital of Pittsburgh – LP 08-02-01 Revised Final Land Development subject to the Staff Report dated March 26, 2008 and the WEC Engineer's Report dated April 9, 2008 with the exception of references to the lighting as well as a request that the signature and dates on all documents be corrected to reflect the latest engineering report. Ms. Demma seconded the motion. The motion carried unanimously.

NEW BUSINESS

Sewickley Creek Greenhouse – CU 08-03-01 Revised Conditional Use Application

Mr. John Helbling and Mr. George Jones were present to discuss their plans for selling bulk materials such as mulch, topsoil, mushroom manure and having them displayed in bins for the customers to view. For loading, they are proposing cinder block units for pick up and delivery.

The Planning Commission had concerns about the style and sizes of the units and displays. Mr. Helbling and Mr. Jones were not aware that they needed to show picture or come prepared with sizes, etc. They were of the understanding that they would only need approval for the use. So, after much discussion and finding the sizes of the units and determining the area where they would be placed, the Commission had a better idea of what they would be recommending to Council. Once the conditions were determined, a motion was in order.

Ms. Demma moved to recommend to Council Sewickley Creek Greenhouse – CU 08-03-01 Revised Conditional Use Application subject to the Staff Report dated March 26, 2008 with four conditions: 1. That the six display units, approximately 18' x 3' deep and 3 feet high be placed parallel to the side of the building. 2. That a maximum of six bulk storage units, 72 feet long, 12 feet deep, 12 feet wide and six feet high are positioned perpendicular to the building on the northwest side of the property. 3. That the openings of the bins are facing away from Big Sewickley Creek Road thus creating a wall and that, 4. Screening plantings shall be installed along the wall. Mr. Donaldson seconded the motion.

Laura Coombs	yes
Janet Demma	yes
Stephen Donaldson	yes
Sam Liberto	yes
Robert Schupansky	absent
Robert Salvatora	yes
David Quatchak	yes

The motion carried.

GOOD & WELFARE

Status report of the Steering Committee

Mr. Phillips reported that the Village concept was discussed. The areas include Old Ingomar, Five Points, and the Bayne area. Also, there was a discussion with PennDOT concerning sidewalks.

Discussion on Curbs

After some spirited discussion on curbs, the planning Commission unanimously urges council to stay with the concrete curbs. Mr. Salvatora made a motion urging Council to reconsider not changing to asphalt curbs and suggested four recommendations: 1. Explore engineering

revisions for street construction. 2. Explore engineering revisions for curbs repair. 3. Builders meet requirements to protect curbs during the building period 4. Dedicate funds annually for curb replacement. Ms. Demma seconded the motion. Mr. Quatchak called for a roll call vote:

Mr. Quatchak	yes
Mr. Liberto	yes
Mr. Donaldson	yes
Ms. Demma	yes
Ms. Coombs	yes
Mr. Salvatora	yes
Mr. Schupansky	absent

The motion carried.

Stormwater Ordinance Review

The Planning Commission finished making revisions to the March 30, 2007 Pre-final Draft of the Stormwater Ordinance.

Motion to Adjourn

Ms. Demma moved to adjourn at 11:12 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 5

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MAY 20, 2008**

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 8:05 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:

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 April 15, 2008 minutes. Mr. Liberto seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that there will be no discussion this evening on the Stormwater Ordinance review.

LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development

Ms. Demma moved to table LPF 08-02-01, Baumgartner Office Building – Preliminary & Final Land Development. Ms. Coombs seconded the motion. The motion carried unanimously.

NEW BUSINESS

LPF 08-05-03 - YMCA of Pittsburgh – Preliminary & Final Land Development

CU 08-05-03 - YMCA of Pittsburgh – Conditional Use

Mr. Steve Cupcheck from RSSC Architecture and Mr. Bill Kunert from the YMCA were present to discuss the proposed addition to the Baierl Family YMCA. At this time (8:07 p.m.), Robert Schupansky joined the meeting. Mr. Cupcheck explained that they intended to expand the YMCA by adding a 3,425 square feet two story addition at the rear of the building and 1,265 square feet of space over the existing one-story building

on the east side of the building for an equipment room. Also, an out-door playground area on the west side of the building that will be covered with a synthetic surface. Some new landscaping and a wood fence will be added around the northern property line, adjacent to the Wolfarth property, with a row of pines on each side of the fence for screening.

Mr. Quatchak asked Mr. Cupcheck if he had seen Mr. Phillips' staff report for the Land Development. He stated that he had not. Mr. Quatchak asked Mr. Phillips to go over his staff report. After doing so, only the parking was up for discussion. Mr. Cupcheck stated that there is no intention of adding any parking because it has been determined that the parking lot is 40% empty at peak times. Mr. Quatchak asked him to document these findings because based on some observations it appears full. Mr. Kunert stated that the parking on the far side of the building doesn't get used, ironically, because people don't want to walk. Mr. Cupcheck stated that they would put together a new tabulation and include an HRG traffic study.

Mr. Quatchak asked Mr. Nedzesky to go over his engineering report. After doing so, Mr. Nedzesky stated that everything on his list could easily be addressed.

Mr. Junker stated that there are two different time limit requirements for the Conditional Use Application and the Preliminary & Final Land Development Application and asked that the applicant provide a letter waiving the time limit requirement on the Conditional Use and tie it in with the Land Development's time limit date. Mr. Junker also asked that it be stated in the motion.

Mr. Quatchak stated that on their original plans the YMCA indicated that they would install a fence in the approximate area where it is on the current drawings. The fence ultimately was not included because of an easement. The Planning Commission would look favorably on the fence and would require a letter from MTSA permitting construction of the fence on their easement. Mr. Cupcheck stated that he has already asked MTSA for a letter of approval, which they will provide once they are assured the addition will be approved.

Ms. Demma asked about the small bridge that adjoins the neighboring property and asked that it be shown on the drawings. Mr. Quatchak added that pedestrian accesses in the Borough is a goal that the Comprehensive Plan aims to achieve and should be indicated to show that a connection will be made in the future.

Mr. Kipp, Chairman of the EAC stated that there is a discrepancy between the engineering drawings and the architectural drawings regarding the square footage and should be corrected before approval. Mr. Kipp also stated that the EAC met with the developer and they decided on nine plants that the EAC finds satisfactory.

Mr. Quatchak referred to a letter that was sent from Mr. Herbert Steele of 2580 Nicholson Road stating that the YMCA has been adding additions piecemeal. Mr.

Quatchak asked Mr. Phillips about the percentage of coverage on the property. Mr. Phillips stated that there is no regulation of that in the R-2 zoning district.

Mr. Quatchack asked if anyone in the audience had any comments.

Mr. Wayne Haas of 2568 Nicholson Road spoke about changing the zoning on his property across from the YMCA to light commercial.

Mr. Tom Huebner of 1503 Savannah Lane stated that he welcomed the addition and that it has been a very positive thing for his family.

Mrs. Rose Randolph of 3001 Shepard Lane asked if something could be done to manage the traffic flow exiting the YMCA. She has noticed that many people pull out without stopping for oncoming traffic.

Ms. Demma moved to table LPF 08-05-03, YMCA of Pittsburgh – Preliminary & Final Land Development and CU 08-05-03 - Conditional Use subject to the following: the applicant shall submit a letter to the Borough waiving the time limit on the Conditional Use application, the applicant provide a draft easement agreement from MTSA regarding construction of the fence, the applicant shall indicate the future pedestrian access on the northwestern section of the property and the applicant correct the discrepancy on the square footage on the architect and engineer drawings. Ms. Coombs seconded the motion. The motion carried unanimously.

CU 08-05-02 – Franklin Libson – Conditional Use

Mr. Frank Libson was present to address comments from the Planning Commission. Mr. Libson explained that he is a CPA and would like to start working out of his house and is requesting a Conditional Use for a home occupation. He works with his daughter and would eventually turn the business over to her and the Conditional Use would extend to her. He stated that he has very little client involvement and only some dropping off and picking up during tax time.

Mr. Quatchak asked for clarification on the parking requirements. The borough ordinance requires four parking spaces. Mr. Quatchak asked Mr. Libson to revise the drawings he has provided to show where the four parking spaces are located, marking one of them accessible.

Mr. Salvatora stated that the drawing should also show the dimensions of the driveway.

Mr. Phillips stated that the Uniform Construction Code (UCC) requires one accessible parking space and a handicap accessible restroom.

There was some discussion on the necessity of the requirements of the UCC and the differences between Home Occupations and Home Based Businesses. It was determined that these issues are not considerations for a conditional use. The Borough is concerned with the impact the business will have with the neighborhood and the parking.

Mr. Liberto moved to recommend approval of CU 08-05-02, Franklin Libson – Conditional Use subject to the Staff Report dated May 15, 2008 and that the applicant provide an indication of the survey of the property showing the specific location of the parking spaces consistent with UCC and the Borough ordinances. Ms. Demma seconded the motion. The motion passed unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips reported that a meeting was held on April 24, 2008. The discussion was on the Five Points Village area on curbs, storm sewers, sidewalks, building setbacks, parking, lighting, density, building height and village boundaries. Pashek Associates will come back with Design Standards for the committee to review. The next meeting will be held on June 25, 2008.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:03 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 16

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 17, 2008**

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 8:10 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:

Alan Lubelski, 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 May 20, 2008 minutes. Mr. Salvatora seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review will be moved to a later portion of the meeting for the sake of the applicants.

LPF 08-05-03 - YMCA of Pittsburgh – Preliminary & Final Land Development

CU 08-05-03 - YMCA of Pittsburgh – Conditional Use

Mr. Stephen Cupcheck from RSSC Architecture and Mr. Bill Kunert and Mr. Bill Jones from the YMCA of Pittsburgh were present to address the Commission.

Mr. Quatchak noted that he received their letter dated May 28, 2008 responding to the comments from the Staff Report, WEC Report and the EAC Report. He asked Mr. Phillips if he had any outstanding items remaining on his report. Mr. Phillips explained that he received a copy of the revised landscape plan yesterday. Mr. Cupcheck distributed those plans to the Commission members.

Mr. Cupcheck stated that the only change to the plan was defining the Boxwoods and they are signed and sealed.

Mr. Phillips asked Mr. Rocca if the agreement with MTSA was finalized for the fence on their easement. Mr. Rocca stated that it was.

Mr. Quatchak asked Mr. Nedzesky if the engineering comments were addressed. He stated that they were.

Mr. Quatchak asked Mr. Kipp if the EAC comments had been addressed. Mr. Kipp stated that the landscape drawings received this evening are different from all the other drawings. And the new drawings show the ornamental metal/wood fence as the same but they're not the same but are defined correctly on all the other drawings. Mr. Cupcheck said he would correct that. Also, Mr. Kipp noted that as a condition of approval, regarding the fence, that all vertical slats would be facing the abutting property toward the north and the horizontal slats would face the south. Mr. Cupcheck agreed to correct it. Mr. Kipp also asked if the square footage of the building be clarified on the drawings.

Mr. Quatchak would like it to go on record that based on borough requirements, any future additions at the YMCA would require additional parking.

Mr. Quatchak remarked that at last meeting he asked that the pedestrian access be indicated at northwestern section of the property as a condition. The drawings suggest a pedestrian access but not at the northwest corner. He asked that it be added as future pedestrian access at the point indicated on the drawings.

Mr. Quatchak asked for a motion for the Conditional Use and the Preliminary & Final Land Development applications.

Ms. Demma moved to recommend approval of CU 08-05-03 - YMCA of Pittsburgh – Conditional Use subject to the Staff Report dated June 11, 2008. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Liberto moved to recommend approval of LPF 08-05-03 - YMCA of Pittsburgh – Preliminary & Final Land Development subject to the Staff Report dated June 11, 2008, the WEC Engineer's Report dated June 10, 2008 and the EAC Report dated June 3, 2008 and amended to include the square footage on all drawings, to clarify and differentiate between the ornamental and wood fence specifically allowing the more aesthetic side facing the abutting property and to be indicated on all drawings, to correct the pedestrian access to indicate the future access being connected and placed on both the site plan and the landscaping plan submission dated June 9, 2008. Ms. Demma seconded the motion. The motion carried unanimously.

LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development

Mr. Scott Pilston of Pilston Surveying was present to discuss the proposed office building. After giving a progress report Mr. Pilston stated that he believes that he has addressed all the EAC comment as well as the Staff comments. There were two comments from the WEC Report. One was to specify what kind of curbing. Mr. Pilston stated that they would be wedge curbs. Mr. Nedzesky asked that he add a note to the drawings for starts and stops points on the curbs. Mr. Pilston agreed. The other comment was the omission of a stormwater management report, which Mr. Pilston said they had forgotten to include. It was faxed to Mr. Nedzesky today. Mr. Nedzesky stated that he has not had time to look at it and cannot report on it this evening.

Mr. Quatchak asked Mr. Pilston to tell them about the building and the addition. Mr. Pilston stated that the existing building is a 1½ story single family home. They propose to add an addition to the rear and raise the roof and make it two stories. Mr. Quatchak asked if it is listed as an addition. Mr. Pilston stated that it was. Mr. Quatchak said that it is misleading because basically they would tear the house down to the basement level and rebuild adding an addition and wanted to make it clear to Commission members that it isn't just an addition to a house and that it isn't going to look like a house.

Mr. Quatchak noted that the plans show that there is a strip of grass between the road and the sidewalk. The area has been identified as a village in the new Comprehensive Plan and at this time the Commission is not in a position to give a specific distance from the edge of the road to the sidewalks because the design standards have not been set yet and the sidewalks may have to be closer to the road than they are now. The standard may be in place by the time the office is built. Mr. Pilston stated that they could hold off building the sidewalks until the end of the project.

Ms. Coombs moved to table LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development subject to the Staff Report minus # 8 dated June 12, 2008 and the WEC Engineer Report dated June 10, 2008 with the following conditions: Handicap accessibility will be added to the drawings, curbing to be shown with both the start and stop points and on the handicap access as well, the final review and acceptance of the stormwater management report and any changes requested by the Zoning Hearing Board, and an agreement to withhold construction on the sidewalks until the end of the development as per the discussion on June 17, 2008 Planning Commission meeting which will be added to the developer's agreement, revise landscape plan to show the inclusion of the hedge as requested by the Zoning Hearing Board and a different symbol used for them, and lastly, remove the disclaimer on the plans. Mr. Donaldson seconded the motion. The motion carried unanimously.

NEW BUSINESS

Franklin Park Self Storage – Pre-application

Mr. Pilston of Pilston Surveying presented the proposed storage facility and gave some background on the application that was presented last year. Previously, the development came before the Planning Commission as a pre-application and due to some zoning issues was sent to the Zoning Hearing Board but was denied. Now they have returned with a different proposal that complies with the zoning ordinances.

Mr. Pilston stated that the storage facility would be about 1,000 feet south of Five Points on the east side of Nicholson Road. The project will be in two phases. The grading has been lowered so only the office would be seen from the road. The buildings are one story with a basement. The entrance has been moved to the southern end of the property, away from any driveways on the opposite side of the road. The road through the facility will be one way. No sewer and water are allowed so a holding tank will be used for the office.

Mr. Quatchak asked Mr. Pilston what the differences are between the first application plans and this one. Mr. Pilston answered that the drawings presented this evening are only for feed back from the Commission and although he wasn't involved with the previous project, he believed that the buildings were deeper and didn't meet the ordinances.

Mr. Kipp stated that the EAC would want them to save as many trees as possible not just for a sight barrier but a sound barrier as well.

Mr. Pilston stated that he believes that they have met all the ordinances.

Mr. Quatchak thanked Mr. Pilston for coming at this pre-application stage for feedback.

GOOD & WELFARE

Stormwater Ordinance Review

Mr. Quatchak reported that the county approved their version of the Act 167 Stormwater Management Plan and he ran a comparison between the version that the Planning Commission reviewed and the new version that the county approved. Mr. Quatchak asked the engineer, the building/zoning official and the solicitor to review and comment on the changes that they made and how it will affect the borough. Next month the Planning Commission will get a copy with all the changes and will vote to recommend it to Council.

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips stated that the committee will meet June 25, 2008 at 7:30 p.m.

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 10

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 15, 2008**

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 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto present
Robert Schupansky present
Robert Salvatora..... 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 – Ms. Coombs moved to approve the June 17, 2008 minutes. Ms. Demma seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review will be moved to a later portion of the meeting.

LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development

Mr. Baumgartner was present to address any comments from the Commission.

Mr. Quatchak asked Mr. Phillips and Mr. Nedzesky if they had any issues that were not addressed on their reports. Both stated that they had no further issues with the application.

Mr. Quatchak noted that the landscaping on drawing #5 shows that there are 32 plants that the Zoning Hearing Board listed as a condition but the plantings are not identified specifically. Mr. Quatchak asked that as a condition for approval to Council that the drawings show the plantings as Juniper Sea Green and that they be 2 gallon in size. Mr. Baumgartner agreed.

Ms. Demma moved to recommend approval of LPF 08-02-01 - Baumgartner Office Building – Preliminary & Final Land Development subject to the WEC Engineer's report dated July 15, 2008 and the Staff Report dated July 9, 2008 and with the condition that sheet number 5 of the

landscape plans include in the plant legend 32 Juniper Sea Green plants, 2 gallon each in size. Mr. Liberto seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips took a few minutes to inform the Commission members on the sections of the ordinances that the committee is working on. He stated that these would be overlays of the Borough's ordinances:

- Interchange Corridor Enhancement Overlay – the purpose is to improve traffic & pedestrian circulation and safety in the area formally labeled “purple zone” in the M-2 zoning district.
- Transition Overlay District – the purpose is to provide for small, low impact service, specialty retail & office uses within designated residential areas of mixed land use. The intent is to protect established residential neighborhoods from high levels of noise, illumination, traffic and visual blight.
- Five Points Village Overlay District – the purpose is to promote economic, cultural, educational and general welfare of the public and to preserve the rural & small town ambiance and encourage conformity to community features and standards.
- Natural Resources Protection Overlay District – the purpose is to preserve, protect, manage, and enhance woodlands, wetlands, floodplains, steep slopes, stream corridors, and other sensitive environmental features as well as encourage greenway development to serve environmental and recreational functions.
- Landscaping and Bufferyard Regulations – the purpose is to indicate the minimum requirements for the landscaping of foundations, developed lots, street frontages, paved areas and bufferyards.
- Conservation Subdivision Design – the purpose is to provide a means for logical and efficient development within the R-1, R-2 and R-3 zoning districts and clustering of homes while allowing density to remain the same.
- Planned Economic Development District – the purpose is to facilitate the development and redevelopment of large tracts of land which may be suitable for a variety of new uses, so arranged, designed and balanced in a manor consistent with community and economic development objectives of the Borough.

Stormwater Ordinance Review

Mr. Quatchak decided to table the recommendation to Council to approve the Stormwater Ordinance this evening because WEC submitted more comments and changes to be made. He asked that Mr. Phillips, Mr. Nedzesky and Mr. Junker continue to make the changes and submit them in two weeks so that at the next meeting the Planning Commission will have a completed copy to vote on.

The Commission went over all the comments that Mr. Nedzesky submitted.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:40 p.m. Ms. Coombs seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
AUGUST 19, 2008**

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 8:03 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs absent
Janet Demma present
Stephen Donaldson present
Sam Liberto absent
Robert Schupansky absent
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

Mr. Quatchak complimented Ms. Kulbacki for a nice job summarizing the report that was given on the Comprehensive Plan implementation last month.

APPROVAL OF MINUTES – Ms. Demma moved to approve the July 15, 2008 minutes. Mr. Donaldson seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review - Mr. Quatchak stated that the Stormwater Ordinance review will be moved to a later portion of the meeting.

NEW BUSINESS

Gallagher Farms Subdivision Pre-application

Mr. Scott Pilston of Pilston Surveying was present to summarize the proposed development of the Gallagher property located on Reis Run Road. The developer is proposing 46 single-family homes on the 55-acre plot of land in the R-2 zoning district. Mr. Pilston stated that the sewers will be tied into the Bear Run Plan. A modification will be necessary for the proposed detention pond that will be more than 4 feet deep and would require a fence. There will be sidewalks in the plan and along Reis Run Road.

Mr. Donaldson asked that they supply information concerning the topography of Bear Run because it experienced a landslide. Mr. Donaldson also questioned the access to the detention pond.

Mr. Quatchak asked about an emergency access plan. He suggested that they use the sewer easement for Bear Run. Mr. Quatchak also asked that they provide a traffic study.

Mr. Kipp, Chairman of the EAC, asked the developer to consider trails and amenities, such as common grounds and conservation easements. Mr. Kipp also asked that they mark the trees for conservation and note them on the plans.

Mr. Nedzesky suggested that the developer investigate stormwater BMP credits.

Mr. Quatchak recommended removing lots 30, 14, and 15 to shift the two furthestmost cul de sacs.

Chuck Babin, 2087 Reis Run Road, stated that he was concerned that his home is so close to the cul de sac and there could be problems with headlights. Mr. Salvatora and Mr. Donaldson suggested reducing the lots or including a berm or evergreens.

Tom Ficari, 1553 Windcrest Drive, stated his concerns with the driveways onto Reis Run Road for lots 44, 45, and 46.

Mr. Pilston stated that to reduce the amount of curb cuts, they have discussed a shared driveway.

Mr. Pilston stated that he will take all the recommendations back to the developer. Mr. Quatchak thanked him for coming.

Stormwater Ordinance Review

After a review of the edits and deletions to the Stormwater Ordinance, Ms. Demma moved to recommend Council approve the Stormwater Management Ordinance subject to the deletions and edits as listed below:

Page 4, Section 2.2.2 - Change the word partially to partial.

Page 5, Section B – The words "Water Quality Volume" changed to lower case letters.
Section B – The word "and" shall be added to the second sentence to read: " These projects shall comply with the water quality *and* volume standards..."

Page 8, Section 2.4.10 - Add a period after the word runoff and capitalize the word "to" and remove the semi colon after the word easement.

Page 16, Section 3.12 - Add a comma after the figure15%.

Page 18, Section B, 2 - Capitalize the word retention.
Section F - Remove the word "and" between peak and volume to read "peak volume."

Page 19, Section B, 1 - Add a comma after the word infiltration and remove the word "preference."

Page 20, Section E - Change the reference to Section 4.1.3 to read 4.3.1.

Page 21, Section 5 - The second paragraph should read: Storm drainage systems shall be designed to convey the 100-year storm event to the
stormwater management facility or BMP to which they discharge.

Page 31, Section G, b - Changed to read: "A verification of the presence or non-presence of limestone,".

Page 51, Delete Section 6.2.11.

Page 53, Delete Section 7.0.

Mr. Salvatora seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend Council approve Appendix A – Watershed Release Rate Percentages. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Donaldson moved to recommend Council approve Appendix B – Non-Structural Stormwater Management Practices. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend Council approve Appendix C – Operations and Maintenance Agreement, subject to the edit on page C-3, #7 – the word "effect" should be changed to "affect." And subject to the elimination of Small Projects Agreement, pages C-7 through C-10. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Demma moved to recommend Council approve Appendix D – List of References Cited and Additional Sources of Information, subject to the addition of the reference "Managing Stormwater in your Community; A Guide for Building an Effective Post Construction Program." Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Donaldson moved to recommend Council approve Appendix E – Credits for Use of Nonstructural BMPs Example Calculations. Mr. Salvatora seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend Council approve Appendix F – Standardized Stormwater Management Planning Guidance for Small Projects, subject to the edit on page B-3, under the heading, "How should this guide be used," Step 1, number 2, the word *and* in the second sentence, be replaced with the word "or" and the sentence should read: "Disturbed Area" is all area that is to be compacted by construction equipment, stripped of natural vegetation or converted to lawn, roof, pavement, sidewalk or driveway. And the edit on page 13, under the heading, General Design, number 3, the words "Organic/mulch" shall be changed to "Planting media/soil." Ms. Demma seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Quatchak stated that he would like the Planning Commission members to review the overlay districts that the steering committee has been working on to become familiarized with them before the upcoming work session.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 10:35 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 16, 2008**

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 8:02 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:

Alan Lubelski, 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 19, 2008 minutes. Mr. Donaldson seconded the motion. The motion carried unanimously.

OLD BUSINESS - None

NEW BUSINESS

SPF 08-09-01 – Briarwood Estates (formerly Gallagher Farms) – Preliminary & Final Subdivision

Mr. Pilston was present to discuss the proposed development.

Mr. Quatchak informed Mr. Pilston that due to the length of both the Staff Report and the Engineer's Report, he should only discuss any new information.

At this time (8:05) Mr. Shupansky entered the meeting.

Mr. Pilston stated that he is aware of the lengthy reports and has already set up a meeting with Mr. Phillips and Mr. Nedzesky to discuss all the comments. He doesn't see that any of the comments will present any problems.

Mr. Pilston listed some items for discussion or by way of explanation of some of the issues.

Mr. Quatchak stated that some of the Planning Commission members had asked some questions that were stated in last month's minutes. Mr. Donaldson asked for information concerning the topography of Bear Run because it experienced a landslide.

Mr. Pilston stated that they asked PA Soils & Rock to look into their area and stated that they didn't see any problem but he has not had a chance to read the entire report. Also, the EAC asked about getting easements from Bear Run for trails. Mr. Pilston stated that Bear Run will not grant them an easement.

Ms. Demma asked about trails within the plan. Mr. Pilston stated that due to how the development is laid out, easements would have to run through the individual properties and the developer is not comfortable with doing that, but there will be sidewalks throughout.

Ms. Demma asked about the driveways off of Reis Run. Mr. Pilston stated that after this meeting they will start the process on attaining the HOP permits.

Mr. Quatchak asked about the slope disturbance limits. Mr. Pilston stated that they have reduced it and it will be reflected on the next submitted plans.

Mr. Quatchak questioned lot #24 because the drawings have it situated on top of a watercourse line. Mr. Pilston stated that PA Soil & Rock informed him that it is not a watercourse.

Tom Ficarri, 1553 Windcrest Drive, asked for a buffer between his property and the development. Mr. Pilston stated he would talk to the developer.

Chuck Babin, 2087 Reis Run Road, is concerned with lot 46, which is adjacent to his property. He feels that the developer should be more sympathetic with the existing neighborhood and try to make a better transition between the older model homes built in the 1950's and the newer. He would like to see the developer put up screening.

Mr. Quatchak cautioned Mr. Pilston about keeping the Staff Report and the Engineer's Report short because the Planning Commission is not inclined to approve plans that have a long laundry list.

Mr. Quatchak asked for a motion to table. Ms. Coombs moved to table the application. Ms. Demma seconded the motion. The motion carried unanimously.

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

Mr. Pilston of Pilston Surveying and Mr. Pirain of P/6 Investments, LP, presented the proposed self-storage facility.

Mr. Quatchak summarized for the audience the history of this application that started over a year ago. Because of the size of the buildings they were proposing, they went before the Zoning Hearing Board but were denied. After revising their plans they presented a pre-application in May and tonight is the first time they are here for approval.

Mr. Pilston stated that once again there are lengthy reports and will meet with Mr. Phillips and Mr. Nedzesky to try to eliminate the majority of the comments.

Mr. Pilston began by explaining that they intended on putting up a wrought iron fence because they thought it would be aesthetically pleasing; however, the ordinance states that for a storage facility, the fence should be 80% opaque. Ms. Demma suggested a picket fence.

Mr. Nedzesky asked if he looked at the turning radius' to make sure emergency vehicles could get in and for turning in the driveway. Mr. Pilston stated that he will be looking into it.

Mr. Pilston stated that they have not yet decided on a sign yet or lighting. Mr. Quatchak stated that they would like to see a small sign and low lighting.

Mr. Pilston will be contacting David Wooster for a traffic study and he will be looking into getting the permit for the sewage tanks.

Mr. Salvatora asked about the building materials they plan to use. Mr. Pirain stated that along Nicholson Road they will be using a used red brick look and the roofline in front will be hunter green metal as well as the garage doors. The backside of the facility a light colored aluminum steel.

Attorney Dan Gramc, 424 Frick Building, 437 Grant St., Pittsburgh, PA 15219, representing Gary Sippel who resides at 2399 Nicholson Road, stated that he and his client oppose the self-storage facility and believe that it is in violation of the zoning ordinance. Mr. Schupansky asked Mr. Gramc to send his findings and objections in a letter to the Borough Solicitor.

Ms. Coombs moved to table the application. Ms. Demma seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Comprehensive Plan Implementation Committee

Mr. Phillips reported that the committee is finalizing the details of the overlay districts and some of the special ordinances. Some of the Planning Commission members have reviewed the progress at the September Work Session. A sub-committee has started work on the revisions of the SALDO Ordinance.

Mr. Quatchak thanked Laura Coombs, Janet Demma, Rob Schupansky, Tim Phillips and Ambrose Rocca for the work session and the good discussions. The Comprehensive Plan Implementation Committee will likely vote to officially recommend to the Planning Commission their draft at their next meeting later this month.

Annual Report: Goals for 2009

Mr. Quatchak asked the Planning Commission members to think about the goals they would like to see for 2009 and they will be discussed and voted on at the next meeting.

Motion to Adjourn

Ms. Demma moved to adjourn at 9:30 p.m. Ms. Salvatora seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki

Building Inspector/Zoning Secretary

Audience present: 10

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
OCTOBER 21, 2008**

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 8:04 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

APPROVAL OF MINUTES – Ms. Coombs moved to approve the September 16, 2008 minutes. Ms. Demma seconded the motion. The motion carried unanimously.

OLD BUSINESS - None

NEW BUSINESS

CU 08-10-04 – Laura Gravatt – Conditional Use Fence

At this time the meeting was turned over to Solicitor, Max Junker, to conduct a public hearing for the Conditional Use fence. After he read the ordinance regarding electric fences, Mr. Junker explained that this portion of the meeting will be transcribed by a court reporter for an accurate record to pass along to Council. If the Planning Commission recommends Council approve the Conditional Use this evening, a true public hearing will be held at the next scheduled Council meeting for that approval.

A summary of this application is as follows: Ms. Laura Gravatt has a horse farm located at 2366 Lin Point Court that had an existing electric fence in the R-2 zoning district which is "grand fathered." Recently a neighbor complained about the fence and that is when Ms. Gravatt learned that she would need approval to have an electric fence. A building permit has been issued to her for a non-electrical fence to create a guard around the electric fence.

Mr. Bill Lestiner of 2355 Lin Point Court stated that he has no problem with the fence.

Mr. Roy Werner of 2361 Lin Point Court spoke in opposition to the gate but was not opposed to the electric fence. Mr. Junker informed Mr. Werner that only the electric fence could to be discussed for Conditional Use.

Mr. Phillips informed the commission members before the meeting that there is an error on his Staff Report that states that warning signs should be installed every 200 feet along the electric fence. Mr. Phillips stated that it should be every 25 feet.

Mr. Salvatora moved to recommend to Council the application CU 09-10-14 – Laura Gravatt Conditional Use fence subject to the Borough of Franklin Park electric fence requirements and the revised Staff Report dated October 13, 2008 and with the condition that the existing rope and post fence be removed and a wood fence, that is aesthetically pleasing, be installed. No one seconded the motion. The motion failed.

After further discussion, Ms. Demma moved to recommend to Council the application CU 09-10-14 – Laura Gravatt Conditional Use fence subject to the Borough of Franklin Park electric fence requirements and the revised Staff Report dated October 13, 2008. Mr. Liberto seconded the motion and a roll call vote was taken.

Laura Coombs – aye
Janet Demma – aye
Stephen Donaldson – aye
Sam Liberto – aye
Robert Schupansky – aye
Robert Salvatora – no
David Quatchak – aye

The motion carried.

GOOD & WELFARE

Annual Report

Mr. Quatchak asked the Planning Commission members if they had any additions or corrections to the draft of the Borough of Franklin Park Planning Commission Annual Report. A few minor corrections and additions were discussed then Mr. Liberto moved to approve the draft as amended. Ms. Coombs seconded the motion. The motion carried unanimously.

Review of Ordinance Articles

Article 0000 Interchange Corridor Enhancement Overlay District was reviewed this evening. The secretary recorded corrections and suggestions.

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 10

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 18, 2008**

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 8:04 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

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

ENGINEER:

Bob Nedzesky, W.E.C. Engineersabsent

SOLICITOR:

Max Junker, Law Offices of Ira Weissabsent

STAFF:

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

APPROVAL OF MINUTES – Ms. Demma moved to approve the October 21, 2008 minutes. Mr. Salvatora seconded the motion. The motion carried unanimously.

OLD BUSINESS –

SPF 08-09-01 – Briarwood Estates – Preliminary & Final Subdivision

A letter was received from Pilston Surveying, Inc. requesting to be removed from this evening's agenda.

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

A letter was received from Pilston Surveying, Inc. requesting to be removed from this evening's agenda.

NEW BUSINESS - None

GOOD & WELFARE

Review of Ordinance Articles

A short discussion was held regarding the ordinances in review and comments were collected to give to Pashek Associates.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 8:36 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 16, 2008**

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 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Laura Coombs present
Janet Demma present
Stephen Donaldson present
Sam Liberto present
Robert Schupansky absent
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 November 18, 2008 minutes. Mr. Liberto seconded the motion. The motion carried unanimously.

OLD BUSINESS –

SPF 08-09-01 – Briarwood Estates – Preliminary & Final Subdivision

Mr. Pilston was present to address the Planning Commission’s comments.

Mr. Quatchak informed Mr. Pilston that the Planning Commission has not reviewed the resubmitted drawings distributed this evening. Therefore, the Planning Commission will base their decision on the drawings that are dated December 4, 2008.

Mr. Quatchak stated that there are a few question from the September 16, 2008 minutes that remain. The first one is lot 24 looked to be sitting on a watercourse on the drawings and the minutes stated that Mr. Pilston was informed by PA Soil & Rock that it is not a watercourse. Mr. Quatchak noticed that the revised drawings show that the lot has now moved. Mr. Pilston stated that they removed the lot from the plan to avoid any problems that may arise.

Another question that came up at the September meeting was from Mr. Chuck Babin, a nearby resident. Mr. Babin was concerned with the lot adjacent to his property and if screening would

be provided. Mr. Pilston stated that he had talked with Mr. Babin and another residents after the September meeting and agreed to put up screening buffers, which weren't required. And they were satisfied.

Mr. Quatchak asked that they use native species rather than the Norway Spruce and Colorado Spruce.

Mr. Quatchak asked Mr. Phillips if he had any comments from his staff report. Mr. Phillips stated that he had none.

Mr. Quatchak asked Mr. Pilston to revise the notes on pages 3 & 4 that reference lot numbers 1 and 43 should now be lots 1 and 41 and the name of the street should be changed from Briarwood lane to Briarwood Drive. Also, there is a piece of information missing that references the state plane coordinates rotation. This should be added to the drawings as a rotation of 00°07minutes 39 seconds.

Mr. Donaldson asked that they add the revised date to the cover page.

Ms. Demma moved to recommend to Council SPF 08-09-01 – Briarwood Estates – Preliminary & Final Subdivision subject to the drawings dated December 4, 2008 and the Staff Report dated December 11, 2008, with the conditions that 1. The notes on the drawings on sheets 3 & 4 should be changed to read Lot #1 and Lot #41 are to access Briarwood Drive only and, 2. The rotation notes state 00° 07 minutes, 39 seconds and, 3. On page 18, Replace Norway Spruce and Colorado Spruce with native species. Mr. Liberto seconded the motion. The motion carried unanimously.

Chuck Snyder of Neville Island Commons asked the Commission if any of the new ordinances have been adopted in the Five Points area. Mr. Quatchak invited Mr. Snyder to sit in on the reviewing of the ordinances that will take place as the next order of business.

Review of Ordinance Articles

Discussion was held on the following ordinances and comments were collected to give to Pashek Associates.

Article 1000 Five Points Village Overlay District
Article 1100 Natural Resources Protection Overlay District
Article 1700 Landscaping and Bufferyard Regulations
Article 2000 Conservation Subdivision Design

Mr. Liberto stated that he attended the Subdivision and Land Development training and would like to share his notes with the Commission.

NEW BUSINESS

GOOD & WELFARE

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 4