

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 16, 2007**

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

Mr. Quatchak called the meeting to order at 8:10 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demmaabsent
Stephen H. Donaldson.....absent
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineersabsent

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

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

REORGANIZATION OF PLANNING COMMISSION MEMBERS

Mr. Max Junker opened the floor for nominations of Chairman. Ms. Sabel moved to nominate Mr. David Quatchak as Chairman. Mr. Schupansky seconded the motion. No additional nominations were made. Mr. Junker closed the nominations and asked for a roll call vote:

Janet Demmaabsent
Stephen Donaldsonabsent
Michelle Pfisterabsent
Amy Sableyes
Robert Schupanskyyes
Robert Salvatora.....yes
David Quatchak abstained

The motion carried unanimously. Mr. Quatchak thanked the Planning Commission.

Mr. Junker turned the meeting over to Mr. Quatchak. Mr. Quatchak opened the floor for nominations of Vice-Chairman. Mr. Salvatora moved to nominate Stephen Donaldson as Vice-Chairman. Ms. Sable seconded the motion. No additional nominations were made. Mr. Quatchak closed the nominations and asked for a roll call vote:

Janet Demmaabsent

Stephen Donaldsonabsent
 Michelle Pfisterabsent
 Amy Sableyes
 Robert Schupanskyyes
 Robert Salvatora.....yes
 David Quatchakyes

The motion carried unanimously.

APPROVAL OF MINUTES – Ms. Sable moved to approve the December 19, 2006 minutes, seconded by Mr. Salvatora and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS

Orchard Hill Plan of Lots, Lot 1 – Pre-application

Mr. Scott Pilston of Pilston Surveying and Kathy Sain of Timber Ridge Drive, Baden, PA, presented the pre-application for a three story, 26,000 square foot office building. The proposed location is a two-acre parcel subdivided from Orchard Hill Church that is situated across from Corporate Drive. The building will be located in the center of the property.

Mr. Pilston stated that they have met all the parking requirements and there are no access problems with PennDOT. There would be 1.3 acres of disturbance on the church property. He has approached Orchard Hill Church concerning an easement for grading onto the church property and a maintenance agreement to take care of the landscaping and E&S controls, if needed. There is no written agreement yet but the church is very receptive to the idea.

There are no problems with utilities. There is a water line to tap into along Brandt School Road. There are two options for sanitary sewer. There is an existing sewer line along Corporate Drive that they could tap into or use the easement that was left from the original plan of the church and pump the sewage over the hill and tie into the existing line on the church property.

Mr. Pilston stated that they would need a modification for slopes to disturb 30% more than is allowed. They are in the process of getting a wetland study done now. He doesn't believe there are any wetlands there now and doesn't think there will be any problems.

Mr. Quatchak asked about the appearance of building. Ms. Sain stated that it would be brick and would look like the Brooktree office buildings in Wexford.

Mr. Quatchak asked about the elevation of retaining wall in the front of the building. Mr. Pilston stated that the highest point would be 12 feet and would taper down. He also stated that they have enough room to make the stormwater detention facility an attractive pond and not just utilitarian. Mr. Quatchak stated that the commission would look favorably on an aesthetically pleasing pond since it's along the road. Mr. Pilston stated they are looking at a few options and it would depend on the if they go with an underground storage facility.

Mr. Quatchak asked about the landscaping plans and sidewalks. Mr. Pilston stated that he is open to ideas. Mr. Quatchak suggested a planting strip between the sidewalks and the building to soften its appearance and a second planting strip between the top of the retaining wall and the parking lot.

Mr. Quatchak also asked about any possibility of terracing of the parking lot or building to create a less severe appearance.

Mr. Pilston was agreeable to all the suggestions of the planning commission.

Mr. Quatchak thanked Mr. Pilston for coming to the commission before the formal application process.

Adrian's Pizza – Pre-application

Mr. Pilston of Pilston Surveying came forward to discuss the plans for Adrian's Pizza located on Brandt School Road. The proposed plan for Adrian's Pizza is to build a restaurant behind the existing shop and keep the shop open until the restaurant is completed. The existing building will then be demolished.

This project will require quite a bit of fill. Mr. Pilston explained that the office building he spoke of earlier would be able to provide the fill. The two sites are only 1/8th of a mile apart making it an easy transport to Adrian's.

The parking requirements have been met. There will be parking in the front as well as overflow parking in the back. The storm water detention pond will be in the back beyond the parking area in a natural flow area by an existing stream. They will be tying into the existing sewer line. There will be a loading area in the parking lot at the back of the building that won't interfere with business. The owner gets one delivery a week and depending on the hours of operations, the truck could deliver before they open for business.

Mr. Quatchak asked about the landscaping. Mr. Pilston stated that there would be planting islands in the parking areas. And there will be a 2 to 3 foot buffer around the building.

Mr. Quatchak stated that the borough would want to see a pedestrian walkway along Brandt School Road as well as a future walkway to the adjacent property and rear road. Mr. Pilston agreed.

Ms. Sable asked about the façade of the restaurant. Mr. Pilston stated that since it is an Italian restaurant, it would probably be brick with green and red awnings.

Mr. Quatchak thanked Mr. Pilston again.

GOOD & WELFARE

Job Description of the Planning Commission – No discussion

Planning Commission Annual Report – No discussion

Mr. Schupansky moved to adjourn at 9:00 p.m. Mr. Salvatora seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 2

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 20, 2007**

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

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

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfister absent
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky..... present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers absent

SOLICITOR:

Max Junker, Law Offices of Ira Weiss absent

STAFF:

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

APPROVAL OF MINUTES – Mr. Salvatora moved to approve the January 16, 2007 minutes, seconded by Ms. Demma and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS - None

GOOD & WELFARE

Job Description of the Planning Commission – Ms. Demma moved to recommend to council the job description. Ms. Sable seconded the motion. The motion carried.

Planning Commission Annual Report – No Discussion

Ms. Demma moved to adjourn at 8:10 p.m. Mr. Donaldson seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 1

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MARCH 20, 2007**

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

Mr. Quatchak called the meeting to order at 8:18 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma absent
Stephen H. Donaldson present
Michelle M. Pfister absent
Amy E. Sable present
Robert J. Salvatora..... present
Robert C. Schupansky 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. Donaldson moved to approve the February 20, 2007 minutes, seconded by Ms. Sable and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS –

The Fields of Nicholson – 3rd Revised Tentative PRD Application – PRDT 07-03-01

The Fields of Nicholson – 2nd Revised Final Phase 1 PRD Application – PRDF 07-03-01

The Fields of Nicholson – Revised Final Phase II PRD Application – PRDF 07-03-02

Mr. Quatchak asked Mr. Dan Sosso of Signature Homes, Attorney, Donald Graham and Mr. John Schleicher of E.A. Thanner & Associates to come forward to discuss the changes to the plans of The Fields of Nicholson. He stated that they should discuss all three applications at one time since they are related, but would make three different motions at the end of the discussion.

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MARCH 20, 2007**

Mr. Graham reviewed the progression of the development: Signature Homes received PRD approval in 2004. That approval provided for a mixture of carriage homes (duplex) units and townhouses. A year ago they came back to modify the PRD approval in order to refashion some of the townhouses by adding first floor master bedrooms and add some carriage homes. They did this to address some marketing conditions because they weren't selling. Tonight they wish to further modify for market demands. This application is to reduce the total dwelling units from 106 units to 103 units throughout all three phases.

Mr. Graham questioned number 5 of Mr. Phillips' staff report that stated the need to provide some form of authorization by existing property owners for the re-recording of their lots. After some discussion, Mr. Phillips stated that they needed to talk to Kay Pierce of the Allegheny County Department of Economic Development.

Mr. Quatchak stated that there are inconsistencies on the submitted drawings. The location of the sidewalks within the development change depending on which sheet you are looking at. One of the sheets shows a drive to the clubhouse and another sheet doesn't show it at all. Mr. Quatchak stated that this is a problem because it's not clear what they will be voting on. The plans that the commission will be voting on need to be the exact same plans that go to council.

Mr. Quatchak stated that landscape plans were submitted today but they are not the landscaping that is on the submitted revised plans. Mr. Schleicher stated that the supplemental plans submitted were feedback from the meeting with the EAC. Additional landscaping was proposed for an area where there was an existing tree that died. Also, there are plantings around the units that are not required but they wanted to exceed the requirements to further enhance the units.

Mr. Kipp stated that the EAC wants a commitment for a specimen tree (such as a sugar maple) with the minimum size of the caliper to be on the drawings.

Mr. Quatchak suggested that they table the applications until the next Planning Commission meeting on April 17 so that they can go to Council on April 18 for final approval. This would give them time to address the inconsistencies with the plans that were presented. Then the same drawings that come to the Planning Commission will be the same drawings that Council will receive.

Ms. Sable moved to table Fields of Nicholson -Third Revised Tentative PRD Application – PRDT 07-03-01. Mr. Schupansky seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Fields of Nicholson – Second Revised Final Phase I PRD Application – PRDF 07-03-01. Mr. Salvatora seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Fields of Nicholson – Revised Final Phase II PRD Application – PRDF 07-03-02. Mr. Salvatora seconded the motion. The motion carried unanimously.

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MARCH 20, 2007**

GOOD & WELFARE

Planning Commission Annual Report

Mr. Schupansky moved to recommend to council the Planning Commission's 2006 Annual Report. Mr. Donaldson seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to adjourn at 9:15: p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 17, 2007**

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

Mr. Quatchak called the meeting to order at 8:03 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demmaabsent
Stephen H. Donaldson..... present
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky..... 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. Donaldson moved to approve the March 20, 2007 minutes, seconded by Ms. Sable and carried unanimously.

OLD BUSINESS

The Fields of Nicholson – 3rd Revised Tentative PRD Application – PRDT 07-03-01

Mr. Donaldson moved to recommend to Council the Fields of Nicholson, Third Revised Tentative PRDT 07-03-01 subject to the Staff Report dated April 12, 2007 and the WEC Engineer's Report dated April 12, 2007. Ms. Sable seconded the motion. The motion carried unanimously.

The Fields of Nicholson – 2nd Revised Final Phase 1 PRD Application – PRDF 07-03-01

Ms. Sable moved to recommend to Council the Fields of Nicholson, Second Revised Final Phase 1 PRDF 07-03-01 subject to the Staff Report dated April 12, 2007 and the WEC Engineer's Report dated March 8, 2007. Mr. Salvatora seconded the motion. The motion carried unanimously.

(At 8:08 p.m. Mr. Schupansky joined the meeting).

The Fields of Nicholson – Revised Final Phase II PRD Application – PRDF 07-03-02

Mr. Donaldson moved to recommend to Council the Fields of Nicholson, Revised Final Phase II, PRDF 07-03-02 subject to the Staff Report dated April 12, 2007 and the WEC Engineer's

Report dated March 8, 2007. Mr. Salvatora seconded the motion. The motion carried unanimously.

NEW BUSINESS

Ms. Sable moved to authorize Timothy Phillips, Building Inspector, to notify Council of the Planning Commission's actions this evening regarding the Fields of Nicholson. Mr. Schupansky seconded the motion. The motion carried unanimously.

GOOD & WELFARE - The May 15, 2007 meeting will be held on the lower level of the Activity Center at Blueberry Hill Park. The municipal meeting room will be occupied due to Election Day.

ANNOUNCEMENT

Mr. Phillips announced that the steering committee met with Land Use Planners, Pashek Associates and started the ordinance review process. The Planning Commission will be seeing information from the steering committee regarding ordinance revisions.

Mr. Quatchak stated that he and Amy Sable along with staff members were appointed to serve on the steering committee.

Mr. Salvatora moved to adjourn at 8:12 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MAY 15, 2007**

The May meeting of the Planning Commission was held at Blueberry Hill Park, Pittsburgh, PA 15237.

Mr. Quatchak called the meeting to order at 8:02 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson.....absent
Michelle M. Pfister present
Amy E. Sable..... present
Robert J. Salvatoraabsent
Robert C. Schupansky..... present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineers present

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 April 17, 2007 minutes, seconded by Ms. Pfister and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS - Adrian's Pizza, LPF 07-05-01 – Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying was present to address comments from the Commission.

Mr. Quatchak stated that the punch list was very long. Mr. Pilston explained that most of the issues have been dealt with already. However, they do not expect to be approved until next month. At that time they believe that all the issues will have been addressed. Mr. Pilston stated that he has appointments with a landscape architect and a soils analyst. The biggest obstacle was a change to the parking area and that has been addressed.

Mr. Quatchak asked if they received permission for an easement. Mr. Pilston stated that they have.

Mr. Pilston asked for any comments or suggestions from the commission. Mr. Quatchak stated that at the meeting when the pre-application was presented, there was some discussion about putting in future pedestrian access. Mr. Pilston stated that the biggest drawback is the slope.

Mr. Phillips suggested putting it in on the other side of the property across the back. Mr. Pilston stated that he would look into it. Mr. Quatchak explained that Franklin Drive, by Adrian's Pizza, is a paper street with two lanes and a planting strip. It was envisioned to go back to possible future offices or a residential area but it never materialized. Because people enjoy walking to the neighborhood restaurant, it would be good for business. Mr. Quatchak asked that they add future pedestrian access to the plans. Mr. Pilston agreed.

Mr. Quatchak warned there should be no outstanding issues when they come back next month. What the Planning Commission approves should be the same as what goes to Council.

Ms. Demma moved to table the application for Adrian's Pizza, LPF 07-05-01 Revised Preliminary & Final Land Development until next month. Ms Sable seconded the motion. The motion carried unanimously.

Stormwater Management Plan

Discussion was held concerning the Stormwater Management Plan that the commission members received in their packets. Mr. Quatchak stated that three days is not enough time to address it. He also stated that what comes from the county or the COG is watered down so that every municipality should be able to comply. He thinks that Franklin Park Borough's standards should be higher. It should not be looked at as what is the cheapest or the minimum we can do, but rather look at it critically for better, more creative ways to meet the requirements. We should also seek a brief comment from Pashek Associates.

Ms. Sable moved to refer the North Hills Council of Governments Stormwater Initiative Phase II to the Borough Engineer, Building Inspector, Solicitor and Pashek Associates for review prior to the Commission next regular meeting. Ms. Demma seconded the motion. The motion carried unanimously.

GOOD & WELFARE

Status report of the Steering Committee

Mr. Phillips reported that the steering committee has asked Pashek Associates to develop a multi-family design standard that would specify quality building materials.

Job Description of the Planning Commission – No report

Ms. Demma moved to adjourn at 8:41 p.m. Ms. Pfister seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 4

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 19, 2007**

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

Mr. Quatchak called the meeting to order at 8 :09 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson.....absent
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatoraabsent
Robert C. Schupansky..... 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. Schupansky moved to approve the May 15, 2007 minutes, seconded by Ms. Demma and carried unanimously.

OLD BUSINESS

Adrian’s Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying, I sent a letter dated June 13, 2007 requesting that the borough table the plan and waive all time limits because he felt they weren’t ready.

Mr. Schupansky moved to table Adrian’s Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development application. Ms. Demma seconded the motion. The motion passed unanimously.

Stormwater Ordinance Review – Due to its length, Mr. Quatchak opted to proceed with new business and discuss the Stormwater Ordinance last.

NEW BUSINESS

John Pirain – Pre-application for Self-Storage Facility

Mr. John Pirain, accompanied by architect, Mr. Nathan Hart from Desmone Associates came forward to discuss plans for a self-storage facility on property that Mr. Pirain and his family

purchased, just south of Five Points on Nicholson Road. They began by showing the Commission three alternatives plans. The first drawing represents the requirements of Franklin Park codes, which required parking lots and more asphalt than necessary for a storage facility. The second drawing had much less asphalt and parking area. The facility is shaped like a "V" in order to allow a larger setback with generous landscaping making it less conspicuous. The third drawing is for a second phase where another building could be added in the future in the back of the property. Mr. Pirain explained that 90% of the facility would contain interior corridors. This is to obscure the view of people who are accessing their belongings and for security purposes. There will be basement units. From the front they would appear one story. Two buildings would be 32,000 sq. ft. One would be 24,000 sq. ft. And a one story building that will be 6,000 sq. ft. At the point of the "V" there will be a 900 sq. ft. office. They propose an eight-foot iron picket fence for privacy.

Ms. Sable asked what color the buildings would be. Mr. Pirain stated that they chose a cream color and green.

Mr. Quatchak asked Mr. Phillips if he thought they would need some modifications. Mr. Phillips stated that he felt sure there would be conditions on it, and asked if the basements would be more than 50% below grade. Mr. Pirain stated that they would.

Mr. Hart stated that they would be smaller units, probably 10'X10'. Ms. Sable asked how many units would there be. Mr. Pirain stated that they weren't sure yet but his other facilities had 80 units.

Ms. Sable asked Mr. Pirain to point out where the entrances would be. Mr. Pirain stated that there would be 2 or 3 man doors and the rest would be garage doors. Mr. Quatchak asked if they could put the garage doors at the ends of the buildings where the landscaping would hide them from view. Mr. Pirain was agreeable.

Mr. Quatchak stated that the Commission is more favorable toward the second drawings but it would require going before the Zoning Hearing Board because of the size of the buildings.

Mr. Quatchak reiterated what the Commission wants to see: Add enough landscaping so it isn't just solid buildings, screen the garage doors by putting them behind the more landscaped areas, consider changing just the façades of the buildings that show, and keep the fence an iron picket fence.

Mr. Quatchak asked about the lighting. Mr. Pirain stated that they would be using 50-watt bulbs. They would be lit 24 hours a day but they would be downcast and not obtrusive.

Mr. Quatchak asked Mr. Phillips whether they would come back before the Planning Commission next, or the Zoning Hearing Board. Mr. Phillips recommended that they get approval from the Zoning Hearing Board first.

GOOD & WELFARE

Status Report of the Steering Committee

Mr. Phillips gave a brief summary of the resolution of the proposed pending ordinance to adopt multi family design standards.

A design charrette will be held on June 27, 2007 with landowners and developers for their input on the Interstate District.

Job Description

Discussion was held on the documents labeled "Procedures for Appointment or Re-appointment of the Planning Commission" and the "Guidelines for Orientation of New Planning Commissioners" that were prepared by Amy Sable and Janet Demma. Some Revisions were made. The documents will be finalized for next month's meeting.

Stormwater Ordinance Review

Planning Commission began the process of revising the Act 167 Stormwater Management Plan Update. So far, revisions were made on pages 1 - 23. Planning Commission will continue revising the rest of the document.

Motion to Adjourn

Ms. Demma moved to adjourn at 10:55 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 6

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JULY 17, 2007**

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

Mr. Quatchak called the meeting to order at 8 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfisterabsent
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky..... 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 June 19, 2007 minutes and incorporate three attachments the Borough Engineer submitted for the June meeting titled Summary of Revised Act 167 Plan, General Review Comments Model Stormwater Ordinance - June 19, 2007, and Draft Stormwater Management Ordinance Q & A, seconded by Mr. Donaldson and carried unanimously.

OLD BUSINESS

Adrian’s Pizza – LPF 07-05-01, Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying was present to address comments from Commission members concerning Adrian’s Pizza Restaurant. Mr. Pilston stated that he addressed most of the issues on the Borough Engineer’s Report and the Staff Report. Mr. & Mrs. Kipp of the EAC stated that there is a discrepancy between the pictures and the plans. The pictures show a door in the center of the building. Also, the landscape drawings show a sidewalk that goes all the way around the building. However, there are two stories and the drawings do not show the elevation suggesting there are no steps or ramp. Mr. Pilston stated that there would be steps.

Mr. Quatchak asked, once again, for Mr. Pilston to add a notation of a future access to the drawings in an area around the paper street behind the proposed building. Mr. Pilston agreed.

Mr. Kipp asked about the trash enclosure. Mr. Pilston stated that it has been added to the drawings that three sides would be solid. It has not yet been determined what the building material will be. It would probably be constructed from the same material the façade of the building will be. Mr. Kipp asked that they put details of the trash enclosure on the plans. Mr. Pilston agreed.

Mr. Quatchak stated that he didn't think the application was ready to go to council. Mr. Pilston argued that he had only minor issues that needed to be addressed. Mr. Quatchak stated that council is adamant that all issues are resolved before coming to council and the final revisions to the plan need to be submitted and voted on.

There was some discussion on how to expedite the process. Mr. Quatchak asked for a motion.

Ms. Demma made a motion to approve the application; Adrian's Pizza, LPF 07-05-01, subject to the Staff Report dated July 2, 2007 and the Engineer's Report dated July 12, 2007, and the EAC Report dated July 3, 2007. There was no second. After some discussion, Ms. Demma withdrew the motion.

After some discussion about how soon the revisions can be made, Mr. Salvatora moved to table Adrian's Pizza – LPF 07-05-01 Revised Preliminary & Final Land Development application. Ms. Demma seconded the motion. Mr. Quatchak asked for a roll call vote.

Janet M. Demma	yes
Stephen H. Donaldson.....	yes
Michelle M. Pfister	absent
Amy E. Sable.....	yes
Robert J. Salvatora	yes
Robert C. Schupansky.....	yes
David J. Quatchak, Chairman.....	present

The motion passed unanimously.

Stormwater Ordinance Review – Due to its length, Mr. Quatchak opted to proceed with new business and discuss the Stormwater Ordinance later in the meeting.

NEW BUSINESS

Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development

Mr. Don Hixson from GAI Consultants was present to discuss the Sain Professional Office building across the road from Corporate Drive. He began with an overview of the project: He proposed a 22,000 sq. ft. office building with two floors and basement. The basement will house a stairwell and a mechanical room. The building will be on a 2.1-acre lot. There are two wetlands located in the front of the parcel. The wetland located directly adjacent from Corporate Drive will be impacted as the County requests the driveway be located adjacent to Corporate Drive. They have asked for a modification for slopes that exceed the percentage that may be disturbed in some areas. Some of the slopes appear to be man made.

Mr. Donaldson asked if they would be tying in to the church's sanitary sewer line. Mr. Hixson stated that they looked into it but found that they have to tie into the road.

Mr. Quatchak asked if Mr. Phillips or Mr. Nedzesky had outstanding issues to point out. Mr. Phillips suggested that he and Mr. Nedzesky meet with Mr. Hixson and go over each issue so that revisions can be made. They all agreed.

Mr. Quatchak asked Mr. Kipp if he had anything to add. Mr. Kipp stated that he would like to see the new plans.

Mr. Schupansky moved to table the Sain Professional Office, LPF 07-07-02, Preliminary & Final Land Development application. Ms. Sable seconded the motion. The motion carried unanimously.

Sts. John and Paul Catholic Church Pre-application

The applicant called and ask to be taken off the agenda for this evening due to some issues that had not yet been resolved.

GOOD & WELFARE

Stormwater Ordinance Review

Planning Commission began the process of revising the Act 167 Stormwater Management Plan Update. Revisions on pages 1 through 23 were finalized. Planning Commission will continue revising the rest of the document.

Mr. Salvatora asked to be dismissed for ten minutes at 9:45. He returned at 9:55 p.m.

Multi-family Design Standard Ordinance

The Planning Commission reviewed the Multi-family Design Standard Ordinance prepared by the Franklin Park Land Use Committee and Pashek Associates. With only a few comments, Ms. Sable moved to transmit minor comments of the Planning Commission to Council. Seconded by Ms. Demma. The motion carried unanimously.

Status Report of the Steering Committee

A design charrette was held on June 27, 2007 with landowners and developers for their input on the Interstate District.

Job Description

The documents labeled "Procedures for Appointment or Re-appointment of the Planning Commission" and the "Guidelines for Orientation of New Planning Commissioners" that were prepared by Amy Sable and Janet Demma will be distributed in the packets for review and will be voted upon for approval at the next regularly scheduled meeting.

Motion to Adjourn

Ms. Demma moved to adjourn at 11:06 p.m. Ms. Sable 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 21, 2007**

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

Mr. Quatchak called the meeting to order at 8 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... absent
Michelle M. Pfister absent
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky..... 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. Demma moved to approve the July 17, 2007 minutes. Ms. Sable seconded the motion. The motion carried unanimously.

OLD BUSINESS

Adrian's Pizza – LPF 07-05-01, Revised Preliminary & Final Land Development Application

Mr. Scott Pilston of Pilston Surveying was present. Mr. Quatchak stated that there were no comments from the engineer or the building inspector. Mr. Quatchak had one comment concerning the landscape plan labeled L-1 stating that the Commission and EAC would like them to revert to their original plan, and that future pedestrian access be added to that landscaping plan.

Ms. Sable moved to approve LPF 07-05-01 Adrian's Pizza Revised Preliminary & Final Land Development subject to the Staff Report dated August 15, 2007 and the Engineer's Report dated August 16, 2007 and subject to the inclusion of the landscaping plans revision L-1 dated August 1, 2007, also, subject to the addition of "future pedestrian access" currently shown on drawing three be added to drawing L-1. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Quatchak thanked Mr. Pilston for well-prepared, clean plans.

Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development

Mr. Don Hixson from GAI Consultants was present to address comments from the Commission members.

Mr. Phillips stated that his staff report had only comments that would be conditions of approval from Council.

Mr. Hixson stated that he had received an e-mail from the EAC stating they had no comments.

Mr. Quatchak stated that the only thing that needed to be discussed were Mr. Hixson's responses to the engineer's comments.

Mr. Hixson responded to the comment from the engineer concerning slope disturbance being greater than allowed by stating that he has requested a modification to allow for them to exceed the maximum percentages.

Mr. Hixson responded to the comment concerning one of the wetlands being impacted stating that the ordinance allows an exception for the construction of required streets. Mr. Hixson stated that the wetland was being impacted for the construction of the driveway that was the location that Allegheny County required in order to be in alignment with Corporate Drive. The Commission agreed.

There was much discussion on the technical aspects of stormwater details listed on the engineer's report.

Mr. Nedzesky stated that he would like to see something from the structural engineer concerning the wall design for the 100-year storm event.

Mr. Quatchak cautioned Mr. Hixson that the Commission is expecting a clean review at next month's meeting and that all unresolved engineering comments should be satisfactorily addressed in discussions with the borough engineer before plans are resubmitted. Mr. Quatchak informed Mr. Hixson that if the Commission recommends the application to Council at their September meeting, Mr. Hixson could then go before Council the next evening.

Ms. Demma moved to table the application Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development until next month to enable them to further address the engineer's stormwater concerns. Ms. Sable seconded the motion. The motion carried unanimously.

Stormwater Ordinance Review

Mr. Quatchak stated that the stormwater review would be tabled until next meeting.

Sts. John and Paul Catholic Church Pre-application

Mr. Quatchak recused himself from any discussion, as he is a member of this church. He turned the meeting over to Ms. Sable.

Mr. Bill Heintl of Gateway Engineers and Mike McCabe of Goehring, Rutter & Boehm were present to discuss their plans and would like the Commission's suggestions and comments.

Mr. Heidl stated that Ss. John and Paul is located approximately ½ mile west of I-79 on Wexford Bayne Road on 25 acres of property. The existing church is 20,000 square feet. The church has grown significantly so they propose a 32,000 square foot building including sufficient parking.

Sewage would go to the private sewage facility at Stone Mansion.

Mr. Heidl stated that parking requirements are calculated by one parking space for every three seats for which they would need to get a variance. Also they have a verbal agreement with the nearby office complex for shared parking and 50 spaces in a grassy area for overflow as well.

Mr. Salvatora asked that they pave or use paving stones on the grassy overflow parking area since the overflow times would be Christmas and Easter when the weather could be bad.

Mr. Phillips suggested that they include future parking area on the plans.

Ms. Sable asked about sidewalks and suggested that they be installed along the driveway to Georgetown Road especially. Ms. Demma explained that the sidewalks could be located in other areas if slopes are a problem.

Mr. Heidl stated that they don't have a landscape plan yet. Mr. Kipp suggested that the landscaping be deer resistant.

Ms. Sable asked what the façade would be. Mr. Heidl stated that it would be brick and stone.

Mr. Phillips informed them that they would need to apply for Conditional Use, Minor Subdivision, Land Development applications, and also a variance application for the Zoning Hearing.

Ms. Sable thanked them for coming and turned the meeting back to Mr. Quatchak.

West Subdivision Pre-application

Mr. Jim West and Mr. Doug Tait of Tait Engineers presented a proposed development for 35 single-family homes on the Tree of Life Cemetery property on Reis Run Road.

Mr. West explained that the cemetery would retain an area of land for 1400 new plots over the next 100 years and would sell 25 acres of their 54-acre property for the proposed development.

They will provide a 30-foot buffer with a landscaped mound and a wall between the cemetery and the homes.

The proposed emergency access road was discussed in length as well as the wetlands. The wetlands will be kept untouched and a do not disturb sign will be installed.

Mr. Salvatora asked how big the homes would be. Mr. West stated that they would be around 3,000 square feet and priced around \$400,000.

Mr. Quatchak thanked them for coming.

GOOD & WELFARE

Status Report of the Steering Committee

Mr. Phillips reported that the steering committee discussed the design standards for the egg zone and progress is being made.

Job Description

Ms. Sable moved to recommend to Council - to provide guidance - the documents; Procedures for Appointment or Re-appointment of the Planning Commission and the Guidelines for Orientation of New Planning Commissioners. Ms. Demma seconded the motion. The motion carried unanimously.

Motion to Adjourn

Ms. Demma moved to adjourn at 10:06 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 5

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 18, 2007**

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

Mr. Quatchak called the meeting to order at 8 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfister present
Amy E. Sable..... present
Robert J. Salvatoraabsent
Robert C. Schupansky..... 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 Secretaryabsent

APPROVAL OF MINUTES – Ms. Sable moved to approve the August 21, 2007 minutes. Ms. Pfister seconded the motion. The motion carried unanimously.

OLD BUSINESS

Sain Professional Office – LPF 07-07-02, Preliminary & Final Land Development

Cathy Sain and Pat Gallagher came forward to address the Commission. Pat Gallagher stated that only minor changes were made since last month's meeting.

Mr. Quatchak asked Mr. Nedzesky if he had any comments. Mr. Nedzesky stated that everything was clean. Mr. Quatchak asked Mr. Gallagher to point out slope locations and where the grading easement was needed.

Ms. Sain pointed out two sections where fill was dumped on the property creating man-made slopes.

Mr. Quatchak asked Mr. Phillips if he had any comments. Mr. Phillips stated that he had none.

Ms. Sable moved to approve Sain Professional Office, LPF 07-07-02, Preliminary & Final Land Development subject to the Staff Report dated August 29, 2007 and the WEC Engineer's Report dated September 13, 2007. Ms. Pfister seconded the motion. The motion carried. Mr. Schupansky abstained from voting because he wasn't present at the last meeting.

Stormwater Ordinance Review

Mr. Quatchak decided to discuss the Stormwater Ordinance later in the meeting.

NEW BUSINESS - None

GOOD & WELFARE

Status Report of the Steering Committee

Mr. Quatchak reported Paschek & Associates recommendations:

- Create new zoning across from the YMCA.
- Keep current zoning district boundaries.
- Review uses of current zoning and possibly add uses.

Motion to Adjourn

Ms. Sable moved to adjourn at 9:23 p.m. Ms. Pfister seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 3

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
OCTOBER 16, 2007**

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

Mr. Quatchak called the meeting to order at 8 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfister present
Amy E. Sable..... present
Robert J. Salvatora present
Robert C. Schupansky..... 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 September 18, 2007 minutes with the following correction: Mr. Quatchak asked Mr. Nedzesky if he had any comments. [Mr. Nedzesky stated that everything was clean. Mr. Quatchak asked Mr. Gallagher to point out slope locations]. And: [3 people were in the audience]. Mr. Schupansky seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review

Mr. Quatchak decided to discuss the Stormwater Ordinance later in the meeting.

NEW BUSINESS

Saints John & Paul Parish Charitable Trust Plan No. 1 – SS 07-10-07 Preliminary & Final Subdivision Application

Saints John & Paul Parish Charitable Trust – CU 07-10-01 Revised Conditional Use Application

Saints John & Paul Parish Charitable Trust – LPF 07-10-03 Preliminary & Final Land Development

Mr. Bill Heint of Gateway Engineers and Mike McCabe of Goehring, Rutter & Boehm were present to discuss the construction of a new church building and parking for Saints John & Paul Parish. Mr. Quatchak stated that as a member of the church he would recuse himself from the discussion and turn the meeting over to Vice Chairperson, Stephen Donaldson. Michelle Pfister also recused herself for the same reason.

Mr. Heint began by presenting an overview of the project. And stated that they were granted a variance by the Zoning Hearing Board for the reduction of parking spaces with the condition that the land for unpaved parking spaces shall not be built upon.

Mr. Heint stated that the long list of comments from WEC Engineers could all be addressed before the next meeting. He wanted to discuss a few of the items on the list. The first one is the disturbance of steep slopes. After some discussion Mr. Phillips stated that he would need to request a modification for slope disturbances. The second issue is the driveway off Georgetown Road. He stated that there is not enough land for a 24-foot driveway. However, because it is a secondary road the ordinance would allow a 20 feet wide road and install a sidewalk that is 4 feet wide.

Ms. Sable suggested that a sidewalk should also be installed that connects to Wexford Bayne Road (Rt. 910) since it is a primary road. After some discussion, it was agreed that a concrete sidewalk would be installed along the driveway that connects to Georgetown Drive and sidewalks to connect to Wexford Bayne Road will be considered in the revised drawings.

Mr. Donaldson asked Dr. Kipp, EAC Chairman, if he had any comments. Mr. Kipp stated that the EAC met with Mr. Heint & Mr. McCabe. The EAC asked that they submit a landscape plan that would include street trees along Rt. 910, submit specifications for lighting fixtures, provide alternatives for the façade of the refuse area, and retain or replace existing trees on the property.

Mr. Junker explained the time limit dates for the applications. Mr. Heint agreed to keep the time limit dates in unison and present all applications together at the council meeting.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust Plan No.1 – SS 07-10-07, Preliminary & Final Subdivision dated October 10, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust – CC 07-10-01, Conditional Use dated October 10, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Ms. Sable moved to table Saints John & Paul Parish Charitable Trust – LPF 07-10-03, Preliminary & Final Land Development dated October 11, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

At this time Janet Demma left the meeting (9:01).

Stormwater Ordinance Review

Planning Commission continued revising the Act 167 Stormwater Management Plan Update. The Planning Commission left off at 4.3.4 Retention Basins. Mr. Quatchak suggested opening a

discussion concerning retention and detention basins and has asked the commission to consider what they would recommend before the next session.

GOOD & WELFARE

Motion to Adjourn

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 7

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 20, 2007**

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

Mr. Quatchak called the meeting to order at 8 :00 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfister present
Amy E. Sable.....absent
Robert J. Salvatora present
Robert C. Schupansky 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 October 16, 2007 minutes. Ms. Pfister seconded the motion. The motion carried unanimously.

OLD BUSINESS

Stormwater Ordinance Review

Mr. Quatchak decided to discuss the Stormwater Ordinance later in the meeting.

Saints John & Paul Parish Charitable Trust Plan No. 1 – SS 07-10-07 Preliminary & Final Subdivision Application

Saints John & Paul Parish Charitable Trust – CU 07-10-01 Revised Conditional Use Application

Saints John & Paul Parish Charitable Trust – LPF 07-10-03 Preliminary & Final Land Development

Mr. Quatchak stated that as a member of the church he would recuse himself from the discussion and turn the meeting over to Vice Chairman, Stephen Donaldson.

Mr. Donaldson asked Mr. Heintl of Gateway Engineers to come forward to discuss the revisions that have been submitted since the October meeting. Mr. Heintl stated that they have addressed

all the comments. They previously asked for three modifications and would require a fourth modification for a reduction in the parking lot curb radius.

Mr. Donaldson asked Mr. Nedzesky to address his comments. Mr. Nedzesky stated that upon reviewing the materials submitted this morning, the number of comments on his report was reduced from 12 to 5 and only two issues were crucial. For the modification request there still remains one issue concerning trees planted within the clear site triangles. Mr. Nedzesky spoke with Mr. Heintl about that and they will address that issue. Another was to add a note for inspection reports for the underground storage facility to have filed within the church so the borough would have access to them.

Mr. Donaldson asked Mr. Phillips to address his comments. Mr. Phillips stated that for the land development application he had only six comments and all of them were minor and easily addressed. He also stated that he had not reviewed the materials that were submitted earlier today. So some time was spent during the meeting reviewing each comment independently. Afterwards, Mr. Phillips felt comfortable that all comments were addressed.

Ms. Demma stated that she wasn't comfortable passing it on to Council without time for the Commission members' review of the latest submittal. Mr. Salvatora stated that since Mr. Phillips just reviewed it, there is no reason to have them come back again. Mr. Salvatora asked Mr. Heintl if the items were presently addressed or a promise that they will be addressed. Mr. Heintl stated that they have already been addressed. Ms. Demma stated that if everything is presently addressed she is comfortable approving it.

Ms. Demma moved to recommend approval for Saints John & Paul Parish Charitable Trust Plan No. 1 – SS 07-10-07 Preliminary & Final Subdivision Application subject to the Staff Report dated November 14, 2007 and the WEC Report dated November 11, 2007. Mr. Salvatora seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend approval of Saints John & Paul Parish Charitable Trust – CU 07-10-01 Revised Conditional Use Application subject to the Staff Report dated November 13, 2007. Ms. Demma seconded the motion. The motion carried unanimously.

Mr. Salvatora moved to recommend approval for Saints John & Paul Parish Charitable Trust – LPF 07-10-03 Preliminary & Final Land Development Subject to the Staff Report dated November 14, 2007 and the WEC Report dated November 20, 2007 with the added modification for a reduction in parking lot curb radius.

Mr. Donaldson relinquished the meeting back to Mr. Quatchak.

NEW BUSINESS

Slade Site Plan – LPF 07-11-04 Preliminary & Final Land Development

Mr. Pilston was present to address comments from the Commission. Mr. Pilston began by explaining that the Slade Site Plan is approximately one acre located on the western side of Nicholson Road. The property is currently a vacant one-story brick residence with a detached garage. His client is proposing to convert the existing house into an office building to house his own business. The only change to the exterior will be to enclose the existing open back porch and the installation of a handicapped-accessible entrance. All other improvements will be to the interior. The parking lot will be modified to meet zoning requirements. The existing garage in the

rear of the property will be used for storage space. All public utilities will remain in their current locations. The revisions to the existing drive and parking area will require widening and paving.

Mr. Pilston is requesting a modification to forego the requirement of a sealed landscape plan. He explained that the cost of a seal from a landscape architect is at least \$2,000 which he feels is exorbitant. Some of the Commission members were concerned that they will be setting a precedent for future applications. After much discussion and a recommendation from the EAC that the Commission take into consideration that Mr. Pilston has always complied and gone beyond what is asked of him, Mr. Donaldson moved to recommend approval for the Slade Site Plan –LPF 07-11-04 Preliminary & Final Land Development subject to the Staff Report dated November 16, 2007 and the WEC Report dated November 16, 2007 and with the change from a modification to a waiver from having a sealed landscape plan and a narrative to council explaining his hardship. Ms. Demma seconded the motion. Mr. Schupansky reiterated that Mr. Pilston be required to add price quotes he received with the narrative.

Mr. Quatchak asked for a roll call vote:

Janet M. Demma	yes
Stephen H. Donaldson.....	yes
Michelle M. Pfister	yes
Amy E. Sable.....	absent
Robert J. Salvatora	yes
Robert C. Schupansky.....	yes
David J. Quatchak,.....	no

The motion carried.

Stormwater Ordinance Review

After receiving a schedule update from Councilwoman Coombs, Mr. Quatchak decided to table review of the Act 167 Stormwater Management Plan Update this month and possibly December as well.

GOOD & WELFARE

Status report of the Steering Committee

Mr. Phillips reported that the steering committee is working on Commercial Design Standards and the transition between M-2 zoning district between Nicholson Road and Brandt School Road.

Motion to Adjourn

Mr. Salvatora moved to adjourn at 9:15 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 6

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 19, 2007**

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

Mr. Quatchak called the meeting to order at 8:30 p.m.

Roll call:

PLANNING COMMISSION MEMBERS:

Janet M. Demma present
Stephen H. Donaldson..... present
Michelle M. Pfister present
Amy E. Sable.....absent
Robert J. Salvatora present
Robert C. Schupansky..... present
David J. Quatchak, Chairman present

ENGINEER:

Bob Nedzesky, W.E.C. Engineersabsent

SOLICITOR:

Max Junker, Law Offices of Ira Weiss present

STAFF:

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

APPROVAL OF MINUTES – Ms. Demma moved to approve the November 20, 2007 minutes. Ms. Pfister seconded the motion. The motion carried unanimously.

OLD BUSINESS - None

NEW BUSINESS - None

GOOD & WELFARE

Status report of the Steering Committee

Mr. Phillips reported the work done at the November meeting:

- Allan Cohen presented an overview of the conservation subdivision design (CSD) process and benefits in the R-1 district and R-2, and reviewed document overlay for M-2 zoning.
- They discussed planned economic district and acreage sizes.
- They will be addressing buffer standards and village areas at their January meeting.
- In February Mr. Cohen meets with council.

- Zoning ordinances are being reviewed by the steering committee and the subdivision ordinance will be started after the zoning has been completed.

Annual Report

Mr. Quatchak asked for a volunteer to chair the Annual Report Committee. Mr. Schupansky was appointed Chair of the Annual Report Committee and is directed to work with staff.

Mr. Quatchak thanked Ms. Pfister for her years of service on the Planning Commission, as she will be leaving the board.

Motion to Adjourn

Ms. Demma moved to adjourn at 8:48 p.m. Mr. Salvatora seconded the motion. All approved.

A work session was held after adjourning until 9:30 p.m.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 1