

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JANUARY 17, 2006**

The January meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Mr. David Quatchak, Mr. Robert Schupansky, Ms. Janet Demma, Ms. Amy Sable and Mr. Stephen Donaldson. Mr. Robert Salvatora and Ms. Michelle Pfister were absent. Staff members present were Mr. Tim Phillips, Building Inspector/Zoning Officer and Ambrose Rocca, Borough Manager. Also present were Mr. William Kipp, E.A.C. Chairperson and Mr. Robert Max Yunker, Borough Solicitor.

REORGANIZATION OF THE PLANNING COMMISSION MEMBERS

The meeting was called to order by Mr. Max Yunker, Borough Solicitor. Mr. Yunker opened the floor for nominations for Chairman. Mr. Donaldson entertained a motion to nominate Mr. David Quatchak. Ms. Janet Demma seconded the motion and it was carried unanimously.

Mr. Yunker opened the floor for nominations for Vice Chairman. Ms. Demma entertained a motion to nominate Mr. Stephen Donaldson as Vice Chairman. Ms. Amy Sable seconded the motion and it was carried unanimously.

Mr. Yunker turned the meeting over to Chairman, David Quatchak.

A motion was made by Ms. Demma to approve the December 13, 2005 minutes, seconded by Mr. Donaldson. The motion Carried.

OLD BUSINESS – None

NEW BUSINESS – Conditional Use Accessory Building – CU 06-01-01 James Founds

Mr. James Founds was present to answer questions from the Commission members. Mr. Quatchak asked him to describe the basketball building he is proposing to build.

Mr. Founds explained that it would be a 720 sq. ft. metal building at the rear of his property at 2631 Glenchester Road. The building would be constructed in an area that is behind the house and below the street level and would be used for private recreational use for practicing and playing basketball.

When asked by Mr. Schupansky if his neighbors knew of his plans and if they had any objections, Mr. Founds stated that his neighbors had questions and concerns. He also stated that he wanted to be sensitive to their concerns and comply with all building codes.

Mr. Kipp stated that he was concerned about the water run off from the roof and thought that a sump should be installed to control the water.

Mr. Phillips stated that he would help Mr. Founds through the process with the any problems that might arise.

Mr. Schupansky suggested tabling the application and asked that Mr. Phillips send letters to the abutting neighbors inviting them to voice their concerns at the next meeting. And for Mr. Founds to prepare a landscape plan with drawings so that everyone would be better equipped to make a decision. Mr. Founds asked the Commission for an extension of time.

Mr. Schupansky made a motion to table the Conditional Use Application for Mr. James Founds, Ms. Demma seconded that motion. The motion carried.

Ms. Demma made a motion to adjourn at 8:45 p.m. and Mr. Schupansky seconded the motion. The motion carried unanimously.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 21, 2006**

The February meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Mr. David Quatchak, Mr. Robert Schupansky, Ms. Janet Demma, Ms. Amy Sable, Mr. Stephen Donaldson and Ms. Michelle Pfister. Mr. Robert Salvatora was absent. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Mr. Robert Max Junker, Borough Solicitor.

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

A motion was made by Ms. Demma to approve the January 17, 2006 minutes, seconded by Mr. Schupansky. The motion carried.

OLD BUSINESS

Conditional Use Accessory Building – CU 06-01-01 James Founds, 2631 Glenchester Road

Mr. Founds of 2631 Glenchester Road is seeking approval for a 768 sq. ft. metal building at the rear of his property for recreational use for practicing and playing basketball.

Initially, Mr. Founds presented his proposal at the January 17, 2006 meeting. The Commission voted to table the application until the property owners that abutted Mr. Founds property could be informed of his plans.

Mr. Quatchak explained that current ordinances allow Mr. Founds to build the basketball barn. The Commission can only attach reasonable conditions to its construction. Mr. Quatchak summarized the proceedings of the last meeting for the neighbors that were in attendance and asked Mr. Yunker explained what a Conditional Use is.

Mr. Founds spoke about making the building as aesthetically pleasing as possible. He stated that he has started excavating and finding no obstructions, discovered that he could lower the building making it less visible than the original plan. He explained that he would plant conifers and rhododendrons.

Mr. Founds recognized that people are resistant to change and he would make the transition as palatable as possible and be sensitive to the feelings of his neighbors. Mr. Founds also explained that he could have built a 600 sq. ft. building without the approval of the Commission but a larger building better suited his purpose.

Mr. Phillips explained that the ordinances could control only the aesthetics, storm water management, lighting, placement and use.

The following list of neighbors spoke against the construction of the building:

Matt Matesic, 2633 Glenchester Road, concerned about traffic, lighting, noise, parking, no lavatories, depreciating value of homes.

Fred Tomino, 2632 Glenchester Road, opposed to the pre-fab building.

Charlie Goulding, 2638 Glenchester Road, opposed to the siding.

Harold Davis, 2635 Glenchester Road, asked for an explanation of a Conditional Use.

Kathy Bergman, 2602 Glenchester Road, concerned about noise.

Katherine Fedor, 2627 Glenchester Road, wanted an explanation of R-2 zoning.

Marie Muller, 2629 Glenchester Road, concerned about landscaping.

Steve Schlick, 2620 Glenchester Road, bought his house for the view that will now be obscured.

Cynthia Werner, 2628 Glenchester Road, had questions about the ordinances.

Nelson Viola, 2623 Lansdale Drive, asked if the building was a taxable structure.

Earl Levens, 2636 Glenchester Road, asked what would happen if the landscape plantings died.

Richard Reiter, 2599 Glenchester Road, asked if they intended to use commercial HVAC.

Carol Reiter, 2599 Glenchester Road, concerned about noise from HVAC.

Gilbert Hutton, 2634 Lansdale Drive, was concerned about the height of the building.

Julius Hohlfeld, 2629 Glenchester Road, concerned about the siding.

Mr. Quatchak stated that he would consider each concern and entertain a motion for an appropriate, reasonable condition to address the concern. After a list of conditions had been agreed to, he would then entertain a final motion for approval of the Conditional Use.

1. Ms. Sable moved that no glare shall be produced by any lighting around the building. Mr. Donaldson seconded the motion. The motion carried unanimously.
2. Ms. Sable moved that the color of the roof should be coco brown, ash gray, or fern green as described on the color swatches provided by Mr. Founds. Ms. Pfister seconded the motion. The motion carried. Ms. Demma voted no.
3. Ms. Sable moved that the exterior be constructed with residential materials such as vinyl, brick or wood, with colors consistent with colors in the neighborhood. Ms. Pfister seconded the motion. A roll call vote was taken:

Janet Demma – No
Stephen Donaldson – No
Michelle Pfister – Yes
Amy Sable – Yes

Robert Schupansky – Yes
David Quatchak – No

Because of a tie vote, the motion failed. Mr. Quatchak asked for any other motions concerning the façade of the building. Hearing none, Mr. Quatchak stated there will be no conditions regarding the facade of the structure. Mr. Founds will be held to the condition of the color he chose as light stone.

4. Mr. Quatchak suggested that the landscaping be placed against the building as it is on a house. Mr. Founds agreed. Dr. Kipp stated that because trees were removed, additional screening should be placed around the property.

Ms. Demma moved that landscaping be placed against the building and screening that would be approved by Dr. Kipp of the EAC, be placed around the property. Mr. Donaldson seconded the motion. The motion carried unanimously.

5. Mr. Donaldson moved that any future HVAC equipment be typical residential equipment. Ms. Demma seconded the motion. The motion carried unanimously.
6. Ms. Sable moved that the building be insulated as Mr. Founds proposed. Ms. Pfister seconded the motion. The motion carried unanimously.

Mr. Quatchak asked for a motion to approve the Conditional Use. Mr. Donaldson moved to recommend approval of the Conditional Use for James Founds of 2631 Glenchester Road reference CU 06-01-01 subject to the Staff Report dated February 21, 2006 and with the previously approved conditions. Janet Demma seconded the motion. A roll call vote was taken.

Janet Demma – Yes
Stephen Donaldson – Yes
Michelle Pfister – No
Amy Sable – No
Robert Schupansky – No
David Quatchak – Yes

Due to a tie vote the application will go to Council without recommendation.

NEW BUSINESS

Final Land Development - LF 06-02-01 - North Pittsburgh Telephone Switch Station

Mr. Robert Lapp and Mr. Gabe White were present to address the comments of the Commission regarding the Switch Station at the Fields of Nicholson on Nicholson Road.

Mr. Lapp proposed that a 16' X 22' brick building called a switch station be constructed to house underground conduit to supply telephone and Internet service to the Fields of Nicholson townhouses.

The driveway will require a Highway Occupancy Permit (HOP) off of Nicholson Road.

Mr. Quatchak asked that the building be landscaped, as would a typical home with a foundation planting in lieu of rows of evergreens around the perimeter. This will do a better job of making the building fit into the neighborhood. Mr. Lapp agreed.

Mr. Donaldson asked Mr. Lapp about the exterior of the building. Mr. Lapp indicated they will be using the same brick as the townhouses and carriage homes in the development.

Upon review of the application, some issues needed to be resolved. Therefore, Ms. Sable moved to table the application. Ms. Demma seconded the motion. The motion carried unanimously.

Fields of Nicholson – PRDT 06-02-01 – Second Revised Tentative PRD

Mr. Don Graham presented revisions to the townhouses and carriage homes. There are three changes to the original plan. Because the market for second story master bedrooms was slow and demanded first floor master bedrooms they decreased the number of townhouse units in order to accommodate a bigger footprint that will allow for the first floor master bedrooms. The reduction number of units and the larger footprints had three effects on the PRD: 1. A reduction in density, 2. A slight increase of open space and, 3. A reduced rear yard set back of 10 feet.

Ms. Sable moved to recommend approval to the PRDT 06-02-01 Fields of Nicholson subject to the conditions of the Staff Report dated February 16, 2006 and the WEC Report dated February 20, 2006. Ms. Demma seconded the motion. The motion carried unanimously.

Fields of Nicholson – PRDF 06-02-02 – Revised Final Phase I

Mr. Don Graham explained that this application is for approval to reduce the number of townhouse lots by one, from 39 units to 38 units, and from 4 lots into 3 lots.

Mr. Kipp asked about the sidewalks along Nicholson Road. Mr. Phillips indicated there are no sidewalks shown on the original approved plan. Mr. Quatchak recalled that sidewalks were discussed when the plan was originally proposed and a recommended route was agreed to. Mr. Phillips again stated there are no sidewalks shown on the original approved plan.

Mr. Quatchak called a five-minute recess.

Mr. Quatchak recalled the meeting to order.

Mr. Graham agreed to add sidewalks along Nicholson Road and around the pond.

Mr. Donaldson moved to recommend approval of the Fields of Nicholson PRDF 06-02-02 Revised Final Phase I, subject to the Staff Report dated February 16, 2006 and the WEC Report dated February 20, 2006. Ms. Demma seconded the motion. The motion carried unanimously.

Fields of Nicholson – PRDF 06-02-01 Final Phase II PRD Application

This application is for final approval of Phase II, which has 48 units proposed. Mr. Nedzesky stated that the proposed grading plan be revised to accommodate the new townhouse configurations.

Ms. Demma moved to recommend approval for Final Phase II of Fields of Nicholson PRDF 06-02-01, subject to the Staff Report dated February 16, 2006 and the WEC Report dated February 20, 2006 with the condition that sidewalks be constructed along Nicholson Road as originally

proposed during the initial approval. Ms. Sable seconded the motion. The motion carried unanimously.

2005 Annual Report

Ms. Pfister moved to approve and send to Council the 2005 Annual Report that includes a list of activities undertaken by the Franklin Park Borough Planning Commission during 2005 subject to adding a missing row to the list of Conditional Use Applications. Ms. Demma seconded the motion. The motion carried unanimously.

Planning Commission Job Description

There was discussion that not enough time was given to Commission Members to respond to the job description and the description was incomplete. Therefore, Ms. Demma moved to table the discussion until the members have time to study the text. Ms. Pfister seconded the motion. The motion carried unanimously.

Storm Water Management Ordinance

Mr. Quatchak asked Mr. Phillips to review the proposed Storm Water Management Ordinance. Mr. Phillips stated he had not been asked to review the proposal. Mr. Nedzesky stated he had not seen the ordinance. Several Commission members made note of the receipt date of the proposal which was January 27, 2005. No one could account for the time lag before it was brought to the Commission's attention. Without enough time to review the Storm Water Management Ordinance, Mr. Schupansky moved to send the proposed ordinance to Council without recommendation. Ms. Demma seconded the motion. The motion carried unanimously.

2006 Draft of the Comprehensive Plan

Mr. Quatchak asked the Commission members if they had any major corrections to the draft. Hearing none, Ms. Demma moved to release the draft for public comments for a 45 day period. Ms. Sable seconded the motion. The motion carried unanimously.

Ms. Demma moved to adjourn at 11:38 p.m. Mr. Schupansky seconded the motion.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

DRAFT

BOROUGH OF FRANKLIN PARK PLANNING COMMISSION REGULAR MEETING MARCH 21, 2006

The March meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Mr. David Quatchak, Ms. Amy Sable, Mr. Stephen Donaldson, Ms. Michelle Pfister and Mr. Robert Salvatora. Mr. Robert Schupansky and Ms. Janet Demma were absent. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Mr. Robert Max Junker, Borough Solicitor.

Mr. Quatchak called the meeting to order at 8:05 p.m.

A motion was made by Mr. Donaldson to approve the February 21, 2006 minutes, seconded by Ms. Pfister. The motion carried.

OLD BUSINESS

Final Land Development - LF 06-02-01 - North Pittsburgh Telephone Switch Station

Mr. Robert Lapp was present to address the comments of the Commission regarding the Switch Station at the Fields of Nicholson on Nicholson Road.

Mr. Quatchak asked Mr. Nedzesky if his comments were addressed. He stated that all comments were satisfied.

Mr. Quatchack asked Mr. Phillips if all of his comments were addressed. He, too, stated that all comments were satisfied.

With no further questions or comments, Ms. Sable moved to recommend approval the North Pittsburgh Telephone Switch Station, LF 06-02-01. Mr. Salvatora seconded the motion. The motion passed unanimously.

Review of Stormwater Ordinance

After discussion about some of the text that should be deleted in the proposed ordinance, Mr. Donaldson moved to recommend and send the Ordinance to Council contingent on the WEC Engineers report dated March 17, 2006, adopting numbers 2 through 7 and subject to the changes identified on page 19 and 20 of the proposed ordinance to delete the italicized sentence denoted with an asterisk as "optional" and page 22 Section 406.A to eliminate the portion of the sentence, ... "unless a waiver is granted by the Municipal Engineer." Ms. Pfister seconded the motion. The motion passed unanimously.

NEW BUSINESS

Review of the Grading Ordinance

Mr. Quatchak asked Mr. Nedzesky and Mr. Phillips to review for the Commission their reports on the Grading Ordinance.

Mr. Nedzesky reviewed his list of stipulations that he believes should be included in the Ordinance.

Mr. Phillips also reviewed his list.

Ms. Sable was concerned that some items listed may be too stringent for some residents in the Borough. There was then, some discussion on this issue. Mr. Phillips was concerned that if the ordinance were less strict, the document would not protect against situations that could arise from the lack of control.

Since there were more issues to resolve concerning the Grading Ordinance, Ms. Phister moved to refer to an ad hoc sub committee to consider the Grading Ordinance and amendments prior to Council's next meeting. Ms. Sable seconded the motion. The motion carried unanimously.

Comprehensive Plan Update

It was decided to adjourn at this time and discuss the Comprehensive Plan update in a work session immediately following the meeting.

Mr. Donaldson moved to adjourn at 9:30 PM. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
APRIL 18, 2006**

The April meeting of the Planning Commission was held in the Municipal Building, located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Mr. David Quatchak, Ms. Amy Sable, Ms. Michelle Pfister, Mr. Robert Salvatora and Mr. Robert Schupansky. Ms. Janet Demma and Mr. Stephen Donaldson were absent. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burkhardt, Borough Solicitor.

Mr. Quatchak called the meeting to order at 8:05 p.m.

A motion was made by Mr. Salvatora to approve the March 21, 2006 minutes, seconded by Ms. Pfister. The motion carried.

OLD BUSINESS

Comprehensive Plan Review

Mr. Quatchak presented an update on the process of the Comprehensive Plan. He stated that the draft was distributed for public comment on February 22, 2006 and ended April 10, 2006. The process of consolidating the feedback and making changes, if any, has begun and will be completed by Friday, April 21, 2006. Advertising for a consultant has begun.

A special meeting will be held April 25, 2006 as advertised, where the Planning Commission votes to recommend the 2006 Comprehensive Plan to Council.

Mr. Quatchak asked the audience if any one wished to comment on the draft of the Comprehensive Plan:

Rose Randolph of 3001 Shepard Lane stated that because the property she owns in an R-2 zoning district is by Interstate 79 there is a lot of noise and developers have turned down any development. She would like the property to be re-zoned R-3.

Steven Victor (Victor-Wetzel Associates) of 533 Locust Place, Sewickley, stated that the present ordinance lacks clustering or open space options and would like to see the option for clustering in the R-1 and R-2 zoning districts incorporated in the Comprehensive Plan.

Review of the Grading Ordinance

Mr. Quatchak explained that the grading ordinance was on last month's agenda but there were a variety of opinions on how broad it should be. An ad hoc meeting was held with Planning Commission members and Council members on April 11. At that meeting they gave Mr. Phillips some new direction. Mr. Phillips has revised the proposed ordinance and has recommended the following changes:

- Changed the 3 ft. set back requirement to requiring blending of grading between properties.

- Lawn maintenance would be exempt from the grading permit requirement.
- List of types of material that cannot be used for fill

The Solicitor was concerned about the words "normal agricultural operations" and believed there needed to be some examples of what kind of agricultural operations that one could do. It was decided that the words "Including but not limited to..." should precede the list.

Mr. Quatchak suggested that the change of verbiage be included in the motion.

Ms. Sable moved to recommend to Council Mr. Phillips revised ordinance subject to additional language added to define the term "normal agricultural operations." Ms. Pfister seconded the motion. The motion passed unanimously.

NEW BUSINESS

Forest Ridge Plan Pre- Application

Attorney Don Graham and Mr. Mark Betters, brother of developer, Charles Betters and Grady Gaspar, Marketing Manager for Ryan Homes were present to present the Forest Ridge Plan.

Mr. Graham described the property as approximately 131 acres. Some of the frontage is on Nicholson Road but it is primarily behind the office building on 910 and Sts. John & Paul Catholic Church and behind Pristine Pines. 96 of the acres are in R-4 zoning district. Mr. Graham stated that they are seeking input from the Planning Commission with the understanding that the Borough is in the process of updating the Comprehensive Plan and zoning ordinances. They are looking for a mixed-use type of development.

After looking at a series of options they decided on a "Lifestyle" community that would contain single-family dwellings designed for empty nesters with no or low yard maintenance, townhouses and condominium or garden apartments. They would like to integrate some commercial uses into the plan. They would need to ask for some modifications from the requirements.

Mr. Gaspar presented the line of homes they plan on building and the characteristics such as: private streets, no sidewalks, small lots, (50 to 55 feet wide), common architectural elements such as color, stone facing and siding upgrades. The majority of the product is first floor living space.

Mr. Phillips suggested that apartments could be above the commercial businesses.

Mr. Quatchak wanted to make it clear that it is highly unlikely that the purple zone will be one zoning district and any changes to the Borough's ordinance as a result of the new Comprehensive Plan are not yet known.

Mr. Graham asked if the Planning Commission was comfortable with dividing it up into two phases. Starting with the Phase I residential and later add Phase II.

Mr. Quatchak listed the concerns that the Commission has and would like to see on the future plans.

Sidewalks and trails

Traffic connectors in other properties, particularly the church and YMCA
Limit the amount of slope disturbances
Maintain a rural atmosphere
Amenities
Street Trees

They offered to get together with the staff to address some of the existing conditions and how to integrate them and thought the next step would be to apply for a tentative PRD along with a subdivision of the site into two phases.

Mr. Quatchak asked if there was anything else for the good of the order. Having none, he asked for a motion to adjourn.

Mr. Schupansky moved to adjourn at 9:45 PM. Ms. Pfister seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
MAY 16, 2006**

The May meeting of the Planning Commission was held at Blueberry Hill Park. The following Planning Commission members were present: Chairman, Mr. David Quatchak, Ms. Amy Sable, Ms. Michelle Pfister, Mr. Robert Salvatora, Mr. Robert Schupansky, Ms. Janet Demma and Mr. Stephen Donaldson. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Ms. Janet Burkhardt, Borough Solicitor.

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

A motion was made by Ms. Demma to approve the April 18, 2006 minutes, seconded by Ms. Pfister. The motion carried.

A motion was made by Ms. Demma to approve the April 25, 2006 minutes of the Special Meeting, seconded by Ms. Pfister. The motion carried.

OLD BUSINESS - None

NEW BUSINESS – Randall K. Beals – Conditional Use Garage Application

Mr. Quatchak asked Mr. Beals to come forward to discuss the garage he plans to construct.

Mr. Beals stated that he owns the property at 2333 Nicholson Road and plans to construct a 1200 sq. ft. garage. A small ranch home is on the property now that he intends to tear down next year and build a home behind where it is now.

Mr. Quatchak asked what he intended to use the garage for. He stated that he had several cars, quads, a tractor and a trailer that he needed to store. And it would not be for commercial use.

Mr. Beals stated that the garage would be over 100 feet back from the road and 40 from the side property line.

Mr. Quatchak asked what materials he would be building it with. Mr. Beals stated that he would use vinyl siding with natural clay color that will match the house. The roof will also match the house.

Mr. Quatchak asked about the doors. Mr. Beals stated that the building will be 12 feet tall and the door will be 16 feet wide and 10 feet high and there will be a man door as well.

Mr. Beals stated that he will install florescent lighting and will rough in electric wiring but he won't be putting in the electricity until he builds the house. There will be no plumbing. The building will be insulated.

Mr. Salvatora moved to recommend approval to the Conditional Use Application for Mr. Randall Beals CU 06-05-02 subject to the May 11, 2006 Staff Report. Mr. Schupansky seconded the motion. The motion carried unanimously.

Richard Mathews, Multi-family Dwelling Development Concept Plan – Wexford Bayne Rd.

Mr. Richard Mathew and his son Brian were present to discuss the proposed development of the 11.2-acre Knochel Estate on Wexford Bayne Road adjacent to the Fire Department Substation in a mixed use zoning district.

The proposed plans include a clubhouse, swimming pool and pool house, 8 unit garden apartments and four townhouse units.

Mr. Mathews explained that there are no sewers nearby. After long negotiations, Gary Sippel offered 20 taps from his private sewage facility for the first phase. Mr. Sippel will be adding more capacity to the facility and will then be able to provide the rest of the sewer taps.

Mr. Mathews described the road as a private cul-de-sac that the homeowners association would maintain. Ms. Demma asked about emergency exits. Mr. Quatchak explained to Mr. Mathews the concern that one way in and out may be a problem for emergency vehicles if the road is somehow blocked.

Ms. Sable asked if there are plans to put sidewalks in. Mr. Mathews stated that they didn't include sidewalks because they would cross all the driveways and they thought it would not be aesthetically pleasing.

There was discussion as to whether the street was a cul-de-sac. The solicitor will review it and make the determination.

Mr. Quatchak went over some of the amenities and some of the less desirable features that the Planning Commission looks for:

- Gated community is not favorably received.
- Front parking areas create excessive asphalt.
- Brick or natural materials should be used for the facades.
- Create aesthetically pleasing detention pond.
- Install sidewalks internally and along Wexford Bayne Road.
- Reduce the number of buildings.

Mr. Quatchak asked that some of these items be included on the next drawings.

Review Zoning Ordinance revision for Communication Towers

Solicitor, Ms. Janet Burkhardt explained that a situation was brought to Borough Council's attention by Emergency Services of an area in the Borough where there are significant problems in communication. A commercial provider is willing to build the tower on Borough property at Linbrook Park at no cost to the Borough. She stated that for that, an amendment to the Ordinance would be needed to allow the Commercial Emergency tower on Borough owned property in a residential area.

After much discussion, Mr. Donaldson moved to recommend approval to amend the Ordinance for an Essential/Commercial Communication Tower to Council. Ms. Demma seconded the motion. A roll call vote was taken:

Janet Demma	Yes
Michelle Pfister	Yes

Steven Donaldson	Yes
David Quatchak	Yes
Amy Sable	No
Robert Salvatora	No
Robert Schupansky	No

The motion carried.

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

DRAFT
BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
JUNE 20, 2006

The June meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Mr. David Quatchak, Ms. Amy Sable, Ms. Michelle Pfister, Mr. Robert Schupansky and Ms. Janet Demma. Mr. Stephen Donaldson and Mr. Robert Salvatora were absent. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Mr. Max Yunker, Borough Solicitor.

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

A motion was made by Ms. Demma to approve the May 16, 2006 minutes, seconded by Ms. Pfister. The motion carried.

OLD BUSINESS - None

NEW BUSINESS – Pre-application review for JGD Partnership proposed office park

Gary and Jim Herbert came forward to present their proposed office park and to gain an understanding of the qualities and characteristics that the Commission looks for before they seek final approval.

The property is located on Nicholson Road and Wexford Bayne Road, adjacent to Be at Home Day Care on 7.9 acres. They propose five units in a campus style setting. Each building will be 18,000 sq. ft. that includes two stories. It would appear one story in front and two in back with brick facades.

Mr. Gary Herbert stated that they have 465 parking spaces that he said is more than enough.

Ms. Demma explained that the borough wants to see less asphalt and more grassy areas. Mr. Quatchack suggested that they break up the parking lot to add trees and grass in areas where people could eat lunch at picnic tables.

Mr. Herbert said they could eliminate some parking spaces and create more green spaces.

There was some discussion on installing sidewalks to connect all the buildings as well as the other offices and the YMCA.

Mr. Herbert stated that they would build the offices in phases over a span of 5 years.

Mr. Quatchak thanked Gary and Jim Herbert for presenting the proposed office park early in the planning stages.

Amendment to the ordinance restricting the height of residential accessory buildings

Mr. Quatchak opened the discussion concerning the amendments to section 212-31B of the Franklin Park code restricting the height of residential accessory buildings and structures.

The proposed amendment states that accessory buildings and structures should complement the quality, color and aesthetics of the main structure on the property.

Ms. Sable commented that if council wants to regulate aesthetics, one sentence is not the way to do it. She stated that it has to be well thought out because it could be detrimental when trying to enforce it.

Everyone agreed that the amendment to regulate aesthetics was too restrictive and discretionary and that covenants should enforce aesthetics in residential neighborhoods not the zoning officer.

The proposed amendment also states that a maximum height restriction of 15 feet for all residential accessory buildings and structures.

Ms. Demma suggested that only buildings 600 sq. ft. or less should be restricted to 15 feet maximum height. She didn't feel that all buildings and structures should be limited to that height. All agreed.

After the discussion it was decided that the two additions to the amendment set forth should be separated so they don't appear in one section as it is in the proposed amendment.

Ms. Demma moved to recommend to Borough Council for approval the proposed changes to ordinance restricting the height of residential accessory buildings and structures subject to the incorporated changes suggested by the Planning Commission to read: *WHEREAS, Borough Council has determined that accessory buildings and structures should complement the main structure on the property to maintain a pleasing appearance for the neighborhood.* And the change to read: *section 212-31B of the Franklin Park Code is hereby amended to include a maximum height restriction of 15 feet for all residential accessory buildings and structures 600 sq. ft. or less.* And to separate the two changes so they don't appear in the same sentence. Ms. Sable seconded the motion. The motion carried. (The recommended, revised ordinance is attached.)

Mr. Quatchak stated that the commission would be revisiting this issue for the comprehensive review of borough ordinances.

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 19, 2006**

The September meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237. The following Planning Commission members were present: Chairman, Mr. David Quatchak, Ms. Amy Sable, Ms. Michelle Pfister, Mr. Robert Schupansky, Ms. Janet Demma, Mr. Stephen Donaldson and Mr. Robert Salvatora. Also present were Mr. Tim Phillips, Building Inspector/Zoning Officer, Mr. William Kipp, E.A.C. Chairperson and Mr. Max Yunker, Borough Solicitor.

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

A motion was made by Ms. Demma to approve the June 20, 2006 minutes, seconded by Ms. Pfister. The motion carried.

OLD BUSINESS – Planning Commission Job Description

Mr. Quatchak explained that the members of the Commission received a draft of the Planning Commission Job Description that was compiled by Ms. Janet Demma and Ms. Amy Sable. Because the members have not had ample time to review the draft it was decided to roll it over to next month's meeting. He thanked them for putting the draft together.

NEW BUSINESS

Charles Goulding – Small Flow Treatment Facility

Mr. Goulding was not present to address comments from the Commission nor was there enough review time of the DEP form that is required to be filled out by the commission to take action.

Mr. Quatchak stated that discussion on the matter should be tabled until further review.

Mr. Donaldson moved to table action to the Small Flow Treatment Facility. Seconded by Mr. Salvatora. The motion carried.

Roger Nehrer – Conditional Use Application CU 06-09-04

Mr. Nehrer was not present to address the Commission. Mr. Salvatora moved to table the application. Ms. Demma seconded the motion. The motion carried.

Joseph Dresbach – Conditional Use Application CU 06-09-05

Mr. Dresbach of 2479 Nicholson Road described for the Commission his plans to construct a 24' X 36' garage. He explained that he needed it for storage of his vehicles. It will not be used for any commercial business.

Mr. Quatchak asked how he would access the garage. Mr. Dresbach explained that he would add on to his existing driveway and access the garage on the lower level of the garage.

Mr. Dresbach's drawings show the garage at 15 ft. from the property line. Mr. Phillips explained that because his property is in the R-1 zoning district, the requirement would be 20 ft. from the property line and has asked him to revise the site plan.

Although, the Solicitor suggested the option of going before the Zoning Hearing Board for a variance, Mr. Dresbach said he would adjust his plans and work within the limits he has.

Mr. Schupansky asked if there would be plumbing. Mr. Dresbach stated he would not have plumbing but he would have heating.

Mr. Donaldson moved to recommend approval to Council the Conditional Use Application CU 06-09-05 subject to the Staff Report dated September 13, 2006. Ms. Sable seconded the motion. The motion carried.

Jack Etzel – Conditional Use Application CU 06-09-06

Mr. Etzel of 1575 Rosemary Drive stated his intension to construct a 24' x 36' detached garage for his vehicles. He does not intend to use the garage for commercial purposes. He explained that he lives on a cul-de-sac 50 feet from the street.

Mr. Quatchak asked if this application was to add an addition to an existing garage. Mr. Etzel explained that he started off getting a permit for a 24'x24' garage because he wasn't sure if he could build a bigger one. So he is seeking approval from the Commission to extend the garage to 24'x 36' with the already existing permit.

Mr. Junker, the solicitor, suggested verbally amending the application from a 24'x24' to a 24'x36' garage. Mr. Phillips stated that since he already has a permit for a 24'x24' garage, he would only need to apply for an application to extend the garage.

Mr. Quatchak asked if he has had any objections from his neighbors. Mr. Etzel stated none that he knew of.

Ms. Demma moved to recommend approval to Council the Conditional Use Application CU 06-09-06 subject to the Staff Report dated September 13, 2006. Ms. Sable seconded the motion. The motion carried.

Roger Nehrer – Conditional Use Application CU 06-09-04

A motion was made by Mr. Salvatora to reopen the Conditional Use Application submitted by Mr. Nehrer as he entered the meeting late. Ms. Demma seconded the motion. The motion carried.

Mr. Nehrer of 2386 Shevlin Road stated that he has an existing 24' x 22' detached garage and wants to double the size for his antique cars as well as his regular cars.

Mr. Nehrer stated that he would move the door from the back to the front so that he can drive straight in.

Mr. Quatchak asked if his neighbors know of his plans. Mr. Nehrer stated that they do know and have no objections.

Mr. Salvatora moved to recommend approval to Council the Conditional Use Application CU 06-09-04 subject to the Staff Report dated September 13, 2006. Mr. Schupansky seconded the motion. The motion carried.

JGD Partnership – Lot Live Revision – SS 06-09-04

Mr. Brian Rushe of Herbert, Rowland & Grubic, Inc. and Mr. Gary Herbert were present to represent JGD Partnership. This lot line revision application is to combine the lots into one lot for which they propose to build the Herbert Campus Development that consists of five buildings.

Mr. Rushe stated that they had received the staff report and were working on addressing the issues.

Mr. Quatchak questioned number 16 on the staff report that stated that a zoning lot or individual properties may only have one main building or structure on the property.

Mr. Herbert stated that they were researching the borough ordinance.

Mr. Quatchak suggested tabling the lot line revision application until they know if they can proceed on one lot.

Mr. Donalson moved to table action of the Simple Subdivision SS 06-09-04. Mr. Salvatora seconded the motion. The motion carried.

JGD Partnership – Herbert Campus Development – LPF 06-09-01

This application for an office park came before the June Planning Commission meeting as a pre-application. At the June meeting the Commission made several suggestions of the kind of things that would be aesthetically pleasing and in keeping with the ideals of the Comprehensive Plan.

Mr. Quatchak asked Mr. Rushe to expound on the proposed development.

Mr. Rushe stated that they want to construct five office buildings totaling approximately 27,200 sq. ft. with associated parking lots and an underground stormwater detention facility. There will be access on Nicholson Road and Wexford Bayne Road.

Mr. Quatchak asked what revisions to the plans have they made since the June meeting when they presented their plans as a pre-application.

Mr. Rushe stated that they added more green space and reduced the number of parking spaces to include more green space. Inside court yards for picnic tables have been enlarged.

Mr. Quatchak asked about the sidewalks or walking trails that they discussed at the last meeting. Mr. Rushe stated that they could bring trails up to the property lines to connect to the other properties.

Mr. Quatchak stated that water run off on Theresa Wolfarth property is a concern to her. Mr. Rushe pointed out the drainage area.

Mrs. Wolfarth of 2573 Nicholson Road stated that she was more concerned with sewer system running on her property.

Mr. Quatchak stated that all the commission could do is make sure they meet all the borough's ordinances. He stated that septic water is not a topic that is involved in tonight's discussion.

Mr. Nedzesky pointed out that he had several comments under the traffic impact study.

Mr. Herbert stated that they had submitted a traffic study.

Mr. Schupansky asked if they had asked Mr. Sippel or Carmody's Restaurant about a reciprocal agreement for parking.

Mr. Herbert stated that they have found that they don't work.

Mr. Quatchak asked Mr. Kipp, chairman of the EAC, to discuss his issues with the development.

Mr. Kipp stated that he sent his comments out but would reiterate the concern that covering 7.97 acres with buildings and blacktop is an inappropriate level of development for the property. And more landscaping is needed along the entire west and south perimeters and along the north perimeter next to the Carmody property. Also, he would suggest something more aesthetically pleasing than chain link fencing be used to enclose the dumpster areas.

Mr. Quatchak stated that he thought he would see more changes to the plan than they had first submitted. Mr. Herbert replied that they would have new drawing for the next meeting.

Mr. Quatchak asked for a motion to table action until some of the issues have been resolved.

Ms. Demma moved to table action. Mr. Donaldson seconded the motion. The motion carried.

Brandtview Place (Bayard Crossing) – Pre-application

Mr. Ed Thaner from E.A. Thaner & Associates and Mr. Terry Corbett from Bayard Crossing Corporation came forward to present their proposed townhouses to be located south of Franklin Park Corporate Center in the R-3 zoning district.

Mr. Thaner stated that they were granted a revised use variance from the Zoning Hearing Board to allow the construction of 12 townhome units on 3.9 acres.

Stormwater will be handled by an existing detention system and flow will be increased by 3%. Sanitary sewers will run from the rear of the lots and along Corporate drive.

Mr. Corbett stated that the site is wooded and a buffer would be left around the entire property. The entrance will be on Brandt School Road.

Mr. Corbett described the townhouses. The units will be brick and siding and range from 1900 to 2100 square feet. Price range starting at \$200,000.

Mr. Quatchak asked if it would be a public street that will be dedicated to the borough and include sidewalks and street trees. Mr. Corbett stated it would.

Ms. Sable asked if the sidewalks would wrap around to Brandt School Road.

Mr. Quatchak explained that the sidewalk would be required on Brandt School Road as well as Brandtview Drive.

Mr. Salvatora asked if there would be street lighting such as lanterns. Mr. Corbett Stated that there would be lighting of some kind.

Ms. Sable asked if the neighbors (Kaelins) know the plans and approve. Mr. Corbett stated that it was advertised and Kaelins approved when it came to the Planning Commission when a different plan was proposed.

Mr. Salvatora suggested concrete driveways rather than asphalt. There was some discussion on the aesthetic differences between concrete and asphalt.

Mr. Quatchak thanked them for coming before the Planning Commission at this stage in the planning for comments and suggestions from the Commission.

Good & Welfare

Mr. Quatchak stated that there a two training opportunities coming up that he would encourage the members to attend: *Duties of a Planning Commission* and *Course in Subdivision and Land Development Review*.

Mr. Schupansky moved to adjourn at 9:45 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
OCTOBER 17, 2006**

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.....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 – Ms. Demma moved to approve the September 19, 2006 minutes, seconded by Ms. Sable and carried unanimously.

OLD BUSINESS

Charles Goulding – Small Flow Treatment Facility

Mr. Charles Goulding of 2638 Glenchester Road was present to address comments from the Commission concerning installing a small flow sewage treatment facility on his 4.5-acre lot on Weinman Road in Wexford. Mr. Goulding explained that because the area is heavily wooded with steep slopes, Allegheny County turned down the other standard on lot systems such as a sand mound or a drip irrigation system because of percolation and slopes. Allegheny County suggested as a solution, a state approved small flow stream discharge system that consists of a standard tank that fills into a filtration system that discharges into a stream. To qualify, there has to be a stream that the state must approve. The property has met the state's approval.

Mr. Quatchak asked Mr. Phillips if he has reviewed the material submitted. Mr. Phillips stated that he has and it is in accordance with borough ordinances.

With no further questions, Mr. Quatchak asked for a motion.

Ms. Sable moved to approve the zoning officer's recommendation that is indicated on the Sewage Facility Planning Module Component 4A review letter dated September 19, 2006 for the Goulding property located on Weinman Road. Mr. Donaldson seconded the motion, the motion carried unanimously.

Ms. Sable moved to recommend that Borough Council approve the Sewage Facility Planning Module. Ms. Demma seconded the motion. The motion carried unanimously.

JGD Partnership – Lot Live Revision – SS 06-09-04

Mr. Brian Rushe of Herbert, Rowland & Grubic, Inc. came forward to explain that their intention is to combine three parcels of land into one for the Herbert Campus Development. All of the staff comments have been addressed. And all engineering issues are met.

Mr. Quatchak asked Mr. Phillips and Mr. Nedzesky if they had any other comments concerning the lot line revision. Both stated they had none.

Mr. Donaldson moved to recommend approval to the JGD Partnership Lot Line Revision, SS 06-06-04 subject to the staff report dated October 12, 2006 with the deletion of addressing the Borough Engineer comments, seconded by Ms. Demma. The motion carried unanimously.

JGD Partnership – Herbert Campus Development – LPF 06-09-01

Mr. Brian Rushe of Herbert, Rowland & Grubic, Inc. and Mr. Gary Herbert continued to discuss the proposed development that would consist of 5 office buildings.

Mr. Rushe pointed out that they had added more landscaping. He also stated that they would protect and maintain the existing vegetation. He added that the total open space is 29.8%.

After meeting with the EAC they have agreed to add evergreens to add more of a buffer. Walking trails have been added.

Mr. Quatchak asked if the trails meet with other trails on adjacent properties. Mr. Rushe stated they do not meet with any trails yet and are labeled future trails.

Ms. Demma asked if they had considered putting 4 buildings instead of 5 for more green space. Mr. Herbert stated that he would never considered it when he is allowed 5 buildings.

Mr. Quatchak stated that one of the biggest issues is that the current ordinance does not allow more than one building on a lot and asked how they are planning on dealing with that issue.

Mr. Herbert stated that he was following the borough ordinance that more than one building is allow on a zoning lot.

Mr. Junker quoted section 212-12 and asked if they are using the Condominium Act to declare the office setting as a condominium. Mr. Herbert answered yes.

Mr. Junker stated that it is a novel use of condominium.

Mr. Quatchak stated that this is a legal matter that would need further review.

Mr. Quatchak asked Mr. Phillips to highlight some of the comments of his staff report.

Mr. Phillips stated that besides getting all the approvals letters, he has asked that they remove one of the sign locations because the zoning ordinance requires only one sign per lot.

Mr. Quatchak questioned the modification they are seeking for slope disturbances and asked for a strong argument for the hardship that would convince the commission that a modification is warranted.

Mr. Herbert stated some of the slopes were man made and the rest were the natural lay of the land that would be impossible to build on, and so has based his hardship on his belief that every commercial development in Franklin Park is given a modification for slopes.

Mr. Quatchak stated that it appears to be 90% disturbed and argued that with a new member on the commission and a new chairman, priorities have changed. He stated that it has already been pointed out that the commission is being asked to support a level of development that is probably inappropriate and in attempt to make it happen, a novel use of the Condominium Act is being used.

Mr. Quatchak asked the Solicitor to read the in the ordinance on the section on modifications.

The Solicitor read 184-36.1, Section B of the Subdivision of Land Ordinance.

Mr. Quatchak asked Mr. Nedzesky to comment on some of the issues on his report.

Mr. Nedzesky stated that he had several issues with the underground storage tank. He is concerned about the placement of it under the slope and in fill material. He questioned the stability of it. Mr. Herbert stated that it would be placed on solid ground. Mr. Nedzesky suggested that they move it under the parking lot because on the south side 150 feet would be exposed to Mrs. Wolfarth's property. He asked for sufficient buffer in that area if they keep it there. Mr. Herbert agreed to buffer it 100%. Mr. Nedzesky stated the plans show the tank to be encroaching into the buffer area. Mr. Quatchak stated that the tank needs to be clearly defined on the landscaping plans. Mr. Rushe said they would address it.

Mr. Nedzesky stated that another issue is the traffic impact study. Mr. Herbert stated that they cannot address the comments until PennDOT is done reviewing the study. Some comments may need to be addressed as far as modifications on improvements.

Mr. Quatchak stated that there is an official vehicle available for municipalities to provide feedback to PennDOT during their review.

Mr. Salvatora asked if Mr. Kipp had any issues. Mr. Kipp stated that there is a correction to his letter that was sent out stating that Mr. Herbert agreed to remove the future trail to the Wolfarth property. But he stated that that is what he would like to see. Mr. Herbert said he didn't want it on the plans right now. Mr. Kipp stated that to build a trail to the Wolfarth property would unnecessarily remove part of the buffer and is an invitation for people to trespass on private property. Mr. Herbert stated that he would remove it as soon as it is agreed not to build a trail. Mr. Kipp reiterated that he would like to see it not on the plans as well as a letter of agreement and be apart of the approval.

Mr. Kipp asked Mr. Herbert if he agrees to add sidewalks and street trees to the Nicholson Road frontage of his three additional properties adjacent to the proposed development. Mr. Herbert agreed.

Mr. Kipp asked Mr. Herbert if he agrees to complete all perimeter plantings during construction of the first building. Mr. Herbert agreed.

Mr. Kipp stated that he would like to see a large area between existing natural vegetation and digging so it is not disturbed and thinks it should be on the plans.

Ms. Demma expressed her disapproval of Mr. Herbert's statement that he would build a fifth building because he can. In the past Mr. Herbert has complied when asked to provide more green space. She would still like to see more green space on the next plans. She also stated that she likes the campus idea.

Mr. Quatchak stated that another avenue would be to ask for a modification for the reduction of parking spaces to allow for bigger sections of grassy areas rather than bits and pieces. Mr. Herbert stated that emergency access and traffic flow make it impossible to have large areas of grass.

Ms. Sable stated that if they could eliminate some parking spaces it would give it a more park like appearance. The commission would look upon the project more favorably if it would improve the aesthetics.

Mr. Quatchak asked if anyone from the audience had any questions. Pat Kelly, Mrs. Wolfarth's daughter, came forward. Ms. Kelly is concerned that the slope would be on her mother's property. Mr. Quatchak explained after listening to Mr. Herbert's description of the slope area, that the slope would begin 10 feet on the campus side and would slope at a 45-degree angle to 20 feet.

Mrs. Wolfarth was concerned about the water run off from the under ground tank. Mr. Quatchak conveyed to her that it is a state law that the amount of water running off after they are done building is not allowed to be any more than it is before they build anything. There shouldn't be any more water there when they are done than there is now.

Mr. Quatchak stated that he thought they needed to incorporate more of the suggestions that the commission had asked of them before going to council and asked for an extension of time. Mr. Herbert did not accept it. The project will move to Council for action without Planning Commission recommendation.

Mr. Quatchak asked if anyone else had any comments. Having none he asked for a motion.

Ms. Sable moved to table action on the application LPF 06-09-01 Herbert Campus Preliminary & Final Land Development. Ms. Demma seconded the motion.

Mr. Quatchak called for a roll call vote to table:

Janet Demma - Yes
Stephen Donaldson - No
David Quatchak - Yes
Robert Salvatora - No
Robert Schupansky - Yes
Amy Sable - Yes

The motion carried.

NEW BUSINESS

Hays Sewage Facility Planning Module

Janine Hays of 804 Oakview Court came forward to explain her intention to install a 400 GPD elevated sand mound or drip sewage system located on State Game Lands Road.

Mr. Quatchak asked Mr. Phillips if he reviewed the application. Mr. Phillips stated that he had and there are no issues. Mr. Quatchak then asked the commission members if they had any questions. Having none, he asked for a motion.

Ms. Sable moved to request that the borough's zoning officer review the application and make a judgment whether it is found consistent or inconsistent with the municipal zoning ordinance for the Hays sewage facility planning module. Mr. Donaldson seconded the motion. The motion carried unanimously.

Brandtview Place – Preliminary & Final Subdivision SPF 06-10-02

(Mr. Salvatore excused himself from the meeting for personal reasons. However, there is still a quorum).

Mr. Ed Thanner of E.A. Thanner & Associates and Mr. Terry Corbett of Bayard Crossing came before the commission for approval of the townhouses they propose to build off of Brandt School Road.

Mr. Thanner stated that when they came before the commission at the last meeting as a pre-application the biggest concern was the restriction that the Zoning Hearing Board posed on the size of the units. That issue has been resolved. Another issue was to discuss the project with Mr. Kaelin whose property abuts the south side. Mr. Thanner stated that Mr. Kaelin had no issues with it and has asked that they consider running the sanitary sewer line up to his property with the understanding that he would pay the cost of the installation and that it be a part of this project. They are considering the proposal.

Another issue was that the sidewalks were to be installed only on one side of Brandtview and also required on Brandt School Road. Mr. Thanner asked if the sidewalk could be deferred until they can meet with other sidewalks. Mr. Quatchak stated that the sidewalks are required.

Mr. Thanner stated that at the last meeting there was a concern that the driveways be consistent whether they are concrete or asphalt. He stated that they will probably be asphalt but they would be consistent.

Mr. Thanner stated that there would be an undisturbed buffer all around the property. Each building will only take up about 3,000 square feet. There will probably be over 2 acres of green space. The plans show over 50% open space.

Mr. Quatchak stated that the slopes need to be on the plans. Mr. Thanner said that they would probably ask for a modification for the slopes.

Mr. Nedzesky stated that he couldn't make any decisions until he gets the stormwater management.

Mr. Kipp asked if there are any wetlands on the property. Mr. Thanner said there are no wetlands. Mr. Kipp stated that a certified landscape plan is needed.

Mr. Quatchak stated that there appears to be no serious objections and once these few outstanding issues are addressed they can come back for approval. He asked for a motion.

Ms. Sable moved to table the application for Brandtview Place, Preliminary & Final Subdivision SPF 06-10-02. Mr. Schupansky seconded the motion. The motion carried.

Good & Welfare

None

Mr. Quatchak stated that although there wasn't time to discuss the Planning Commission Job Description that Janet Demma and Amy Sable compiled, he asked members to please review it and be prepared to make comments at next month's meeting.

Ms. Demma moved to adjourn at 10:15 p.m. Ms. Sable seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 21, 2006**

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..... absent
Amy E. Sable..... absent
Robert J. Salvatora.....absent
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 October 17, 2006 minutes subject to the addition of the identity of the member who seconded the motion for the JGD Partnership Lot Line Revision, seconded by Mr. Donaldson and carried unanimously.

OLD BUSINESS

JGD Partnership – Herbert Campus Development LPF 06-09-01

Mr. Dan Gramc, attorney for the applicant, came forward to address the commission. He suggested that rather than go into a lengthy presentation he would answer any questions by the commission and stated that he believed that the only issue left was the amount of open space, which is confirmed to be 28%.

Mr. Quatchak stated that he wanted to work through some of the issues that were captured in last month's minutes to see if they have been addressed.

The first item was that the tree line, which is the buffer that is to be preserved, appears not to be on the parcel in question on the drawings, but rather the adjacent property. It seems to indicate that that vegetation is factored in to obtain the 60% buffer that is required.

Mr. Rushe assured Mr. Quatchak that the tree line is on the property. Mr. Quatchak stated that they must be shown to be on their property on the drawings. Mr. Quatchak stated that in regard

to the trails that are indicated as future trails a note should be added to the plans stating that the exact locations of the trails is "to be determined." Mr. Herbert agreed.

Mr. Quatchak read from the minutes that Mr. Herbert agreed to complete all perimeter plantings during construction. Mr. Herbert stated that for each phase the landscaping would be completed at that time. Mr. Nedzesky asked Mr. Herbert what would happen if 5 or 10 years elapse between phases. Mr. Herbert stated that nothing would be disturbed. But once the land is disturbed there will be landscape planting.

Mr. Nedzesky asked about the guide rail. Mr. Herbert stated that they would abide by what ever PennDot requires.

Mr. Quatchak asked Mr. Nedzesky if he had anything additional to add from his report. He stated that he is requesting additional details on the concrete step for the underground detention facility.

Mr. Quatchak asked Mr. Phillips if he had anything from his report that needed addressed. Mr. Phillips stated that all issues have been addressed and the only remaining issue is the condominium association situation.

Mr. Quatchak stated that the commission is referring that issue to council. Mr. Phillips said that there was an issue with the condominium document that was submitted because it contained the word residential.

Mr. Gramc stated that he went back over the document and found that residential was used one time. He stated that he cleaned up some of the wording and submitted it to Ms. Burkhardt for her review.

Ms. Demma asked if the issue of one building on one lot was settled. There was some discussion on the subject.

Ms. Demma asked Mr. Kipp if he had anything to add. Mr. Kipp stated that he appreciates the 28% open space and he believes that Mr. Herbert has gone beyond the required buffer requirement. He would suggest they not use white pines. Lastly, he would like to hear some discussion on the stormwater run off issues that is a concern to the EAC as well as Mrs. Wolfarth, the adjacent neighbor.

Mr. Nedzesky stated that post construction peak discharge is less or equal to the current discharge pre-construction. Based on the report, there shouldn't be any run off on the adjacent property. They added an additional rock outflow, much larger than normally required.

Mr. Quatchak asked if anyone from the audience had any questions.

Mrs. Theresa Wolfarth of 2573 Nicholson Road, asked how far from her property line would the mound start that they propose to build for the detention tank. Mr. Rushe stated that it would be 25 feet from her property line with a row of trees between the tank and her property.

Mrs. Wolfarth stated her ground is dry and that she only wants the assurance that if her property is affected by the run off, that something will be done to correct it.

With no further questions from anyone, Mr. Quatchak asked for a motion.

Mr. Donaldson moved to recommend approval of the Herbert Campus Development LPF 06-09-01 subject to the Staff Report dated November 15, 2006 and, the WEC Report dated November 17, 2006 the condition that the existing vegetation to remain, be shown on the subject's parcel, and that a note be added to the plans indicating that the location of the future trails is "to be determined." Ms. Demma seconded the motion.

Mr. Quatchak called for a roll call vote:

Janet Demma - Yes
Stephen Donaldson - Yes
David Quatchak - No
Robert Schupansky - Yes

The motion carried.

Brandtview Place – Preliminary & Final Subdivision SPF 06-10-02

Mr. Ed Thanner of E.A. Thanner & Associates and Mr. Terry Corbett from Bayard Crossings were present to address the commission.

Mr. Quatchak stated that he wanted to ask if some of the issues were addressed from last month's meeting.

Mr. Quatchak asked if running the sewer line to the Kaelin property has been decided. Mr. Thanner explained that it is on the plans but they have not given him the bid for it yet.

Mr. Quatchak asked about the slope disturbance that is not included on the plans. Mr. Thanner stated that they are asking for two modifications, one regarding the woodlands and one regarding the slope. He said that there is an error on the plans that were submitted regarding the slopes. The 40% slope was not addressed. Mr. Quatchak stated that all slope disturbances must be shown on the plans regardless of whether they are requesting a modification or not.

Mr. Thanner stated that the 40% slopes are man made and are in the right-of-way. Mr. Nedzesky stated that from a safety standpoint, removing them is a good thing because making a left turn onto the property is dangerous.

Mr. Quatchak asked Mr. Phillips if there were any outstanding issues on his report. Mr. Phillips asked Mr. Thanner about the lighting plan. Mr. Thanner stated that there will be lampposts at every property with no more than 100 watt bulbs that will meet the luminary requirements in the ordinance.

Mr. Phillips asked the Mr. Thanner to specify the width of the existing right-of-way so that the ultimate right-of way can be determined and necessary dedication can be provided. Mr. Thanner agreed.

The last item that Mr. Phillips wanted to address was the sidewalks along Brandt School Road to the end of the property. Mr. Thanner stated that although it was discussed at the last meeting he couldn't remember what was said. Mr. Quatchak reminded Mr. Thanner that they are required.

Mr. Phillips asked Mr. Thanner if he took a survey of the woodlands because they look more like brush than woodlands. Mr. Thanner said he would reassess the area.

Mr. Quatchak asked Mr. Nedzesky if he had any outstanding issues from his report. Mr. Nedzesky stated that the main issue was stormwater management but it has been taken care of and the rest on his comments were minor ones.

Mr. Quatchak asked Mr. Kipp if the EAC has any comments. Mr. Kipp stated that our ordinance requires a certified landscape plan. One was submitted this evening but it is inadequate. He suggests that they submit another plan and obtain a copy of the street tree ordinance for the sidewalks along Brandt School Road. It was agreed that Mr. Kipp would meet with Mr. Thanner, Mr. Corbett and Mr. Phillips on the landscape plan.

Mr. Quatchak stated that council expects applications to come to them without any outstanding issues. Especially issues that were discussed at the last meeting and could have been addressed. As a result the application has to be passed with additional conditions. Mr. Quatchak cautioned Mr. Thanner that any future applications will not be recommended to council incomplete.

Mr. Quatchak asked for a motion. Ms. Demma moved to recommend approval of Brandtview Place Preliminary & Final Subdivision SPF 06-10-02 subject to: the WEC report dated November 14, 2006; the Staff report dated November 14, 2006; the EAC report dated November 9, 2006, excluding the statement to require sidewalks along the north side of Brandtview Drive; and additional landscaping improvements acceptable to the EAC and the Building Inspector/Zoning Officer. Mr. Donaldson seconded the motion. The motion carried unanimously.

NEW BUSINESS - None

GOOD & WELFARE

Job Description of the Planning Commission

No discussion due to absent members.

Planning Commission Annual Report

Mr. Quatchak asked Robert Schupansky to work with the Building Inspection/Zoning office to prepare the annual report.

Comprehensive Plan Implementation Strategies Recommendation to Council – Mr.

Quatchak explained that the Planning Commission is to report what has been done this past year in terms of implementing the Comprehensive Plan. After working on the Comp Plan this year the commission is to make recommendations on the strategies to implement in the upcoming year so they can be factored into the borough budgeting process for the following year.

Ms. Demma 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: 15

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING
DECEMBER 19, 2006**

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 8:00 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. Schupanskyabsent
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 21, 2006 minutes, seconded by Ms. Pfister and carried unanimously.

OLD BUSINESS - None

NEW BUSINESS - None

GOOD & WELFARE

A work session was held concerning the following topics:

Job Description of the Planning Commission

Continue to work on the job description and add some additional material.

Planning Commission Annual Report

The Planning Commission reviewed the statistical information and found it to be complete. Additions will be made under the Planning Commission's activities for the past year as well as the Commission's activities to undertake in 2007 including the Comprehensive Plan implementations strategies.

Recommendation of RFP for Planning Consultant

Discussion was held on the request for proposal document that the commission would recommend to council. This was deferred to Mr. Phillips and other borough staff to prepare for council. Planning Commission members were asked to review the example documents and send any comments to the secretary.

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

Respectfully submitted,

Janine Kulbacki
Building Inspector/Zoning Secretary

Audience present: 2