

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
January 18, 2022**

The January 18, 2022 meeting of the Planning Commission was held in the Franklin Park Borough Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

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

Roll call:

PLANNING COMMISSION MEMBERS:

Wayne Chang absent
Laura Coombs absent
Colin Lampark -Vice Chair present
Blaine Lamperski..... present
Christina Malkin present
Robert O'Connor present
Uday Palled present
Robert Schupansky present
Stephen Winikoff - Chair..... absent

SOLICITOR:

Anna Jewart, Babst Calland present

ENGINEER:

Shawn Wingrove, LSSE, Inc. absent

STAFF

Tim Phillips, Building/Zoning Official present
Tara Roth, Planning Commission Secretary..... present

RE-ORGANIZATION OF THE PLANNING COMMISSION

Ms. Jewart opened the floor for nominations for Chair of the Planning Commission. Mr. Lamperski nominated Mr. Stephen Winikoff as Chairperson, seconded by Mr. O'Connor. Ms. Jewart asked if there were any other nominations. Hearing none, a unanimous ballot was cast for Mr. Stephen Winikoff as Chairperson of the Planning Commission. Motion passed. Mr. Winikoff was absent from the meeting but previously agreed to accept this nomination as Chairperson. Ms. Jewart asked for a motion to have the current Chair follow through with today's meeting with the newly elected Chair to begin at the February 2022 Planning Commission meeting. Mr. Schupansky made the motion for Mr. Blaine Lamperski to conduct tonight's meeting, seconded by Mr. O'Connor and moved.

Ms. Jewart opened the floor for nominations for Vice-Chair of the Planning Commission. Mr. O'Connor nominated Mr. Colin Lampark as Vice-Chairperson, seconded by Mr. Lamperski. Ms. Jewart asked if there were any other nominations. Hearing none, a unanimous ballot was cast for Mr. Colin Lampark as Vice-Chairperson of the Planning Commission. Motion passed.

APPROVAL OF 2021 PLANNING COMMISSION ANNUAL REPORT

Mr. Lamperski asked for a motion to approve the 2021 Planning Commission Annual Report. Mr. Schupansky moved to approve the 2021 Planning Commission Annual Report, seconded by Mr. O'Connor and carried.

APPROVAL OF MINUTES

Mr. Lamperski asked for a motion to approve the December 21, 2021 Regular Meeting Minutes. Mr. Schupansky moved to approve the minutes of December 21, 2021, seconded by Mr. O'Connor and carried.

OLD BUSINESS –

Review of Wireless Communication Facilities Ordinance & Small Wireless Communications Design Manual

Mr. Dan Cohen of Cohen Law Group was present to speak on behalf of this review of the wireless communication Ordinance. The Cohen Law Group prepared the Borough's current wireless ordinance, along with those of many other North Hills COG communities based on the law that existed at the time. Mr. Cohen reviewed the memorandum prepared by Cohen Law Group detailing these amendments made to the Code of Ordinance of the Borough of Franklin Park in the proposed wireless facilities management ordinance. The memorandum he provided to the Borough discusses the applicable law governing local regulation of wireless communications facilities, the changes to the existing Code requirements for wireless communications facilities, and the major requirements of the Ordinance. This is a full repeal and replacement ordinance amending Chapter 212 of the Franklin Park Borough Code to establish general and specific standards relating to wireless communications facilities, along with a Small Wireless Communications Facility Design Manual. However, it retains some of the things in the current ordinance. They did a repeal and replacement just because the law has changed so dramatically that it would have been a mess to amend that ordinance. They also included the Fee Schedule for Wireless Communications Facilities for applications.

There was a discussion on this memorandum and Mr. Cohen answered the Planning Commission's questions. Mr. Schupansky stated one major issue that needs to be addressed is there were major concerns expressed by the residents when a cell tower was proposed a few years ago in a residential area. Can we address this in this new ordinance by limiting where a tower can go and how far can we limit? Mr. Cohen said that you can limit where the cell towers can go but he would need to look at and discuss this further internally and get back to the Planning Commission.

Seeing there were no further questions from the Planning Commission or audience, Mr. Lamperski asked for a motion. Mr. Schupansky made a motion to table this Review of Wireless Communication Facilities Ordinance & Small Wireless Communications Design Manual pending additional information from Cohen Law Group. This was seconded by Mr. Palled and carried.

Review of Proposed Revised Zoning Ordinance for Farmers Markets

Mr. Lamperski advised the Borough Solicitor revised the Farmers Market draft ordinance based on previous comments from the Planning Commission. Since there are two new Planning Commission members he thought it would be a good idea to speak on this a bit further. The goal is, after discussing this tonight, the Solicitor can make the final tweaks and we would have it at a point where it can be out there for public consumption and analysis.

Ms. Malkin was concerned with some of the items that did not seem to be considered a "farmers market", such as: yoga classes and musical presentations. The Planning Commission is particularly concerned with the musical presentations as far as noise levels and times they could occur. The Solicitor explained these could all be regulated in the ordinance. There was a discussion as far as alcoholic beverages were concerned. They wanted to make sure the PLCB laws were all in place. Mr. Dan Gramc, a member of Sts. John & Paul Church was available once again to explain the types of food and beverages, and entertainment that were going to be brought in. They would be local groups and locally produced food and beverages which would include wine, cider, or beer sold directly by the producer. The Solicitor explained there is a section that is in this ordinance that is intended to make sure that the burden is put on the owner/operator/vendors of getting all licensing, permits, and regulations and to provide it to the Borough before occupancy can be issued.

Mr. Schupansky thanked Mr. Gramc for again coming in to speak on this. He advised we will get him a copy for him to look at before the next meeting.

Mr. Lamperski asked if there were any other questions or comments from the Planning Commission or the audience. Hearing none, they tabled this until the next meeting and the Solicitor further refines the draft based on tonight's comments.

Comprehensive Plan Update

Mr. Phillips advised he doesn't have a lot of information to report. The next meeting with HRG and Ohio Township will be scheduled for February 8 or March 8. Mr. Palled advised HRG had a Project Manager attend the Council pre-meeting on January 3 and gave a presentation and recommendation to work with Ohio Township on this plan. No one on Council objected. There were a lot of commonalities based on what they presented.

NEW BUSINESS –

Concept Review – Giant Eagle's proposed WetGo Pro-2620 Nicholson Road

Mr. Chuck Stewart, Real Estate Development Manager for Giant Eagle, and Mr. Pat Avolio, Senior Director of Development for Giant Eagle, were present to discuss and seek input on this concept review of the Giant Eagle WetGo Pro Carwash they are going to be proposing for 2620 Nicholson Road. It will be a 3500 square foot carwash located at the corner of Wexford Bayne Road and Nicholson Road. According to Borough's zoning code, it will be a conditional use in the M-2 zoning district. There will be 16 standard

vacuum spaces and one handicap space. There will just be one access drive coming off Nicholson Road. The exit will be a right out on to Wexford Bayne Road. Both driveways will be subject to HOP permitting with PennDOT. The washing operation will take place within an enclosed building. It will be a conveyerized tunnel carwash. The driveway waiting areas will be paved and edged with curb and will be in accordance with all Borough stormwater management ordinances. It will be in accordance with Borough's Ordinance Chapter 212-1905.Q. There will be an overall reduction in impervious area from the existing site. The asphalt area on existing site will be reduced and any areas that are not paved will be landscaped grass and will follow the landscape ordinance as well. They would expect the number of cars per day to be serviced at maximum capacity to be approximately between 600 to 800. That varies depending on time of year. This is roughly based on similar locations. Mr. O'Connor asked about added traffic. Mr. Avolio advised under PennDOT criteria and ITE Trip Generation this is not a high producer typically. They would not even require a full traffic study. At this time they aren't anticipating any waivers they need to ask for. They had their traffic engineer look at the driveway configuration and he requested it to be moved further back in order to get through for PennDOT. The Solicitor suggested when coming back with the actual application they would need to look at the rear yard setback. Mr. Phillips stated since the rear yard is actually going to be abutting the hotel, the 10' side yard will have to be changed to a 30' rear yard and it looks like there is plenty of room for that. The Planning Commission thanked them for coming in with this concept review.

GOOD & WELFARE – NONE

MOTION TO ADJOURN -

Mr. Lamperski asked for a motion to adjourn the meeting. Mr. Schupansky moved to adjourn at 10:20 p.m., seconded by Mr. O'Connor and carried.

Respectfully submitted,

Tara Roth
Planning Commission Secretary
Audience: 7