

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
July 18, 2023**

The July 18, 2023 meeting of the Planning Commission was held in the Franklin Park Borough Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Mr. Winikoff called the meeting to order at 8:07 p.m.

ROLL CALL

PLANNING COMMISSION MEMBERS:

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

SOLICITOR:

Anna Jewart, Babst Calland present

STAFF

Tim Phillips, Building/Zoning Official present
Marci Burkhart, Planning Comm. Secretary present

APPROVAL OF MINUTES

Mr. Winikoff asked for a motion to approve the April 18, 2023 Regular Meeting Minutes. Mr. Palled moved to approve the minutes of April 18, 2023; seconded by Ms. Malkin and carried.

OLD BUSINESS - None

NEW BUSINESS –

CU 23-07-02 Cheryl Zorich Conditional Use

Cheryl Zorich, applicant for CU 23-07-02, and Zach Maisner, owner of the property at 1585 Bellmonte Road, were present to discuss conditional use for approval for an accessory use dwelling addition that will increase the size of the existing structure over 1000 square feet. They wish to build a roof and porch on an existing mother-in-law suite.

Mr. Winikoff stated he did not see anything out of the ordinary with the conditional use application. All agreed and there were no questions. Ms. Malkin asked if the audience had any comments to make. There were no questions or comments from the audience.

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Mr. Phillips stated that because the next Borough Council meeting occurs on August 16, 2023 we will exceed the time limit for CU 23-07-02 and will need an extension until August 17, 2023. Ms. Jewart asked Ms. Zorich if she would be willing to state for the record that she agrees to an extension of time and informed her that a written notice would be sent out for her to sign. Ms. Zorich stated that she agreed to the extension of August 17, 2023.

As there were no questions or comments from the Planning Commission or the audience, Mr. Winikoff asked for a motion. Mr. Lampark made a motion to recommend for approval to Council CU 23-07-02 Cheryl Zorich Conditional Use Application, subject to satisfactorily addressing the comments in Mr. Phillips' Staff Report dated July 12, 2023. Seconded by Mr. Chang. Mr. Shupansky abstained. Motion carried.

Comprehensive Plan Update

Laura Ludwig, Project Manager from HRG, accompanied by Sommer Schneller and summer intern Jason Graham, gave a PowerPoint presentation to review the draft comprehensive plan. Ms. Ludwig stated they had public input and engagement throughout the process by holding pop up events, online surveys, public meetings and more, to collect useful information. They also did an online community survey and held key stakeholder interviews to determine what people wanted in their communities. They had public input kickoff meetings and a "dream box" where people wrote down their ideas and hopes and dreams for their community. They also conducted a trends report to determine Borough demographics and current community trends. Ms. Ludwig stated that she had just received the County review letter of the plan today.

Their study had seven theme areas: Greenspace and preservation, trails & connectivity, infrastructure, managing development impacts, stormwater management and environmental issues, places to play, and municipal collaboration.

Greenspace and preservation: Plan to expand preservation areas, mitigate flooding through flood-prone areas, and integrate more forms of both passive and active recreation.

Trails and connectivity: Plan to improve multi-modal connectivity; connecting parks, neighborhoods, and schools, improve walking and biking throughout the municipalities by expanding walking and biking infrastructure, and expanding infrastructure in the future.

Infrastructure: Plan to improve existing water and sanitary sewers, improve traffic flows, and improve broadband access and wireless service in areas that lack service. A Five Points Intersection roadway and pedestrian improvements project was discussed. Traffic engineers were consulted, and they suggested adding a roundabout.

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A Mt. Nebo Road streetscape and pedestrian improvements project near Andora Restaurant was also discussed. The plan suggests more protected sidewalks, more visible crosswalks, adding trees, and adding lighting to make it safer for pedestrians. Also discussed was a pedestrian safety improvements project at the intersection near the Franklin Park Municipal Building. Ms. Ludwig stated there are a lot of challenges and not a lot of area to work with at this intersection, but some minimal changes could offer improvements to make it safer to walk and drive through the intersection.

Managing development impacts: Create a vision for future development in Franklin Park and Ohio Township that is consistent with future land use map, and to mitigate potential negative impacts of future developments or redevelopment.

Stormwater management and environmental issues: Plan to incorporate stormwater best practice management in parks, continue to identify flood prone areas and other problem areas and how to address those areas.

Places to play: Plan to expand existing parks, recreation, and community facilities, improve and expand park infrastructure, and to expand regional greenways to increase recreational opportunities.

Municipal collaboration: Continue to work together to implement goals outlined in the plan.

Ms. Ludwig stated that in the review letter, the County commented that the comprehensive plan is excellent, and it serves as a real guide for implementation. Ms. Ludwig has not received any comments from adjacent municipalities and school districts yet. August 6, 2023, ends the 45-day review period so comments may still come in until then. Ohio Township will be holding their public hearing for the comprehensive plan on August 7, 2023.

Mr. Palled asked how the county comments worked. Ms. Ludwig stated that she doesn't anticipate any changes needing to be made based on the County's comments would be substantial enough to warrant a re-review at this point. Adding a sentence or adding clarification doesn't warrant re-review.

Mr. Winikoff asked if the Planning Commission members would have the opportunity to see the County comments. Ms. Ludwig stated she would forward the review letter.

Mr. Palled asked if after the adoption of the comprehensive plan, is it filed with the State? Ms. Ludwig stated that the final draft is only required to be sent to the County, within 30 days of adoption date.

Ms. Malkin stated that she doesn't like roundabouts and wants more walking trails in the rest of the Borough. She stated there is a large portion of Borough in which she

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does not see any walking trails and suggested a trail to connect Ingomar Middle School and Ingomar Swim Club. Mr. Winikoff asked if there were any public comments. No one from the public provided comments. Mr. Winikoff stated he wants to review the County comments and wants the full Planning Commission present in order to vote on a recommendation. Ms. Jewart stated that no action needs to be taken and a recommendation will be made at the August meeting.

**GOOD & WELFARE –
None**

MOTION TO ADJOURN -

Mr. Winikoff moved to adjourn at 8:46 p.m.; seconded by Mr. Palled and carried.

Respectfully submitted,

Marci Burkhart
Planning Commission Secretary
Audience: 2