

**BOROUGH OF FRANKLIN PARK
PLANNING COMMISSION REGULAR MEETING MINUTES
August 15, 2023**

The August 15, 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. Lampark called the meeting to order at 8:00 p.m.

ROLL CALL

PLANNING COMMISSION MEMBERS:

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

SOLICITOR:

Anna Jewart, Babst Calland present

STAFF

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

APPROVAL OF MINUTES

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

OLD BUSINESS

Mr. Lampark invited Ms. Laura Ludwig from HRG to discuss some of the comments regarding the comprehensive plan. Ms. Ludwig distributed a handout that reflects some minor revisions to the plan. Ms. Ludwig stated they also improved the graphics of some of the images, and that no new goals or strategies were added, just some clarification.

Ms. Jewart asked Ms. Ludwig to confirm for the minute record that she distributed the full version of the comprehensive plan to the Planning Commission as well as a memo dated August 15, 2023 that outlines some changes since the last presentation. Ms. Ludwig confirmed and stated that the memo dated August 15, 2023 outlines how they addressed the public comments that were received. Ms. Ludwig stated the County commended them on their process of public engagement to help develop the comprehensive plan.

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Mr. Lampark commended HRG for their thorough job with the comprehensive plan. Mr. Lampark stated that for clarification purposes, he wanted to confirm that the plan is not a guarantee that all the things outlined will happen, and that it now falls on the Borough to determine what parts of the plan may or may not be feasible. Ms. Ludwig confirmed and stated that some themes of the plan will be easier to implement than others, but it's helpful to have everything listed in the plan in case the Borough chooses to seek funding for some of the projects in the future. Ms. Malkin stated she refers to the comprehensive plan as a wish list.

Public Comments

Charles Horton, 1654 Farmington Court requested a change be made to the section of the comprehensive plan that refers to cell service upgrades. Mr. Horton stated that HRG's community engagement events showed none of the participants in Ohio Township or Franklin Park want cell phone towers. Mr. Horton stated the Ohio Township meeting minutes reflect that residents do not want a cell tower at Clover Hill Golf Course, and he wants the language referring to improving cell service struck from the comprehensive plan, or amended to clarify that they will find a different site other than Clover Hill Golf Course. Mr. Horton commented that the agenda for this meeting was not posted on the website 24 hours in advance as mandated.

Ms. Ludwig stated there is no mention of Clover Hill Golf Course in the comprehensive plan, it only states the goal is to improve broadband and wireless connections in areas that lack service. She stated that cell coverage is a concern of staff from an emergency services standpoint, like fire and ambulance response not having access.

Mr. Lampark stated this plan is just a suggestion, not a mandate, and that no one in the Borough or Ohio Township can use the comprehensive plan to circumvent any kind of normal planning as it would still have to go through the development process. Mr. Lampark stated that this has gone through multiple reviews, through a steering committee and through the County, with hours and hours of time invested into it, and he doesn't think it's fair to ask this to be revised or to hold up the recommendation for another month to change one thing that isn't even referenced in the plan.

Mr. Shupansky stated cell service is a concern in the Borough and it would be wrong to adjust the entire plan to include this one exclusion. Mr. Shupansky stated that nothing in the plan says the cell tower must be at a specific location, and the purpose of the comprehensive plan is to acknowledge issues and that it is very general in the way it is worded. He stated that Mr. Horton's request is to make the plan more specific for his particular purpose, and that's not what the comprehensive plan is for.

Ms. Jewart stated the Planning Commission is a recommending body and cannot revise the text in the plan. Ms. Jewart stated they can recommend for approval to Borough Council, recommend to deny to Borough Council, or recommend to Borough Council with

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comments, but they cannot revise any of the text. Ms. Jewart stated that she would look into the details of when the agenda was posted on the website and if there are any problems will reconvene another session to ratify the votes.

Mr. Lampark motioned to recommend the comprehensive plan to Borough Council, seconded by Ms. Malkin, motion carried.

NEW BUSINESS

None

GOOD & WELFARE

None

MOTION TO ADJOURN

Mr. Lampark moved to adjourn at 8:28 p.m.; seconded by Ms. Malkin and carried.

Respectfully submitted,

Marci Burkhart
Planning Commission Secretary
Audience: 3