

Minutes

Mt Lebanon Historic Preservation Board

Monday, March 20, 2017, 5 p.m., Mt Lebanon Municipal Building

ATTENDANCE Present: Joel Cluskey, chair; Jonathan Hill, Yvette Yescas, Jim Martin, Susan Morgans, staff liaison Absent: Anna Siefken, Michelle Winowich-Zmijanac, Ben Wetmore, John Bendel, commission liaison;

CALL TO ORDER Chair Joel Cluskey called meeting to order at 5:03 p.m.

CITIZENS COMMENTS There was no citizen comment.

CONSIDERATION OF MINUTES The minutes of the February meeting were approved unanimously.

REPORTS

TOPIC OF THE MONTH: Zoning Ordinance Update

Asst. Manager Ian McMeans reviewed potential updates to the zoning ordinance. For the most part, small fixes are proposed, including eliminating duplications and repetitive language, standardizing definitions and other language (townhouse vs. single family attached, i.e.) for all districts, correcting small errors in charts, clarifying permitted uses. Some recommendations for changes in permitted uses in central business districts came from the Mt. Lebanon Partnership, i.e. eliminating several uses that might present unsafe loading and unloading issues and adding uses that might enhance business districts. Update also will address things not currently provided in ordinance, such as self-storage and medical marijuana facilities. We must provide for these uses in our ordinance—otherwise it is considered illegal exclusionary zoning— but we can decide where such uses may be located.

If the historic preservation board has any input regarding the ordinance or in particular to the historic district, please contact Ian. Yvette Yescas suggested that historic preservation concerns such as setbacks,

governors drives and “snout houses” might be best dealt with via zoning. Jonathan Hill asked whether we have residential provisions regarding lighting. Ian said we do have lighting regulations, although they sometimes are hard to enforce. Joel asked about the timeline for amending the ordinance. Ian said it needs to be reviewed and recommended by planning board, after which there will be a public hearing and then a vote by the commission. The solicitor currently is reviewing it. The planning board is scheduled to discuss the ordinance at its March meeting

The next thing Ian hopes to review and updates is the sign ordinance.

Yvette asked if Ian could provide her with information regarding the conditions of municipal brick streets in spreadsheet form. He will ask Rudy.

The board thanked Ian for attending.

LIAISON REPORTS

- **Historical Society**

Joel Cluskey said working drawings for the first floor of the building are under way, and the contract almost ready. Some interesting hand-painted murals have been uncovered under the paint, which is exciting. The center is closed and all materials are in storage.

- **Staff liaison**

Joel presented Susan Morgans’ report. Susan has not received any further update on the Art Deco Society of Washington, D.C.’s, plans to visit the municipal building in May. It should be pretty much the same as the last time—a brief presentation followed by a tour. Joel is planning to help and we may need other volunteers. Depending on the time of day, we can plan to offer light refreshments.

SUBCOMMITTEE REPORTS

Brick Streets

- Yvette said committee continues to work to prioritize streets worth saving. Cost is always going to be the main consideration. When the committee presented to the commission it was clear

that several commissioners feel that the cost should be absorbed by residents of the street. The historic preservation board needs to continue to educate regarding the value of brick streets to the character of the community. Another issue is coming up with metrics regarding how long new brick will last. The new bricks are perhaps 15 years old, so it is hard to come up with the data the commission desires. Joel indicated the he was happy that the proposed brick street policy involved the historic preservation integrally in the decision-making process, although there is also plenty of language that allow for the commission to “opt out,” which is understandable.

- **Historic Entry Signs**

Susan Morgans has not any word from the PHMC regarding the board’s application for a blue historic marker to be placed in the front yard of the historical society. The application was submitted in December. Jonathan Hill will call to check on the status.

NEW BUSINESS

There was no new business.

NEXT MEETING: The next meeting is Monday, March 20, at 5 p.m. in the municipal building.

ADJOURNMENT The meeting adjourned at 5:56 p.m.