

**MUNICIPALITY OF MT. LEBANON
PLANNING BOARD MINUTES**

DATE: Tuesday, August 22, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Suzanne Sieber, James Cannon, Sr., Dennis Pittman

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Dan Deiseroth

1. Minutes

Minutes of the July 25, 2017, Planning Board meeting. Mr. Pittman moved and Mr. Cannon seconded to approve the July 25, 2017, Planning Board minutes. The motion carried unanimously.

2. Old Business

There was no old business.

3. New Business

- a. Request for a recommendation for Conditional Use approval for 302 Castle Shannon Boulevard for use as a Medical Clinic/Medical Facility. Roots Chiropractic is requesting conditional use approval for a property located at 302 Castle Shannon Boulevard. The property is zoned C-1 Neighborhood Commercial District. Chapter XX of the Mt. Lebanon Code, *Zoning*, Section 302.3.5 identifies “Medical Clinics or *Medical Facilities* operating between the hours of 6:00 AM and 11:00 PM” as a conditional use in the C-1 District.

Mr. Deiseroth gave a review of his letter dated August 17, 2017. He said the application appears to be complete. Gateway asked for and received a parking plan that meets specifications.

Mr. Tom Centofanti, 150 Poplar Drive, is the chiropractor seeking the conditional use approval.

Mr. Pittman asked what their hours of operation are.

Mr. Centofanti said he plans to have the followings days and times: Monday, Wednesday, Thursday, 9 a.m. to 1 p.m., 3 to 6:30 p.m.; Tuesday and Friday, 9 a.m. to 1 p.m., 3 to 5 p.m. They will be closed Saturday and Sunday.

Mr. Pittman asked how they would handle the public.

Mr. Centofanti said they will have a reception area that will take in appointments and walk-ins.

Citizen Comments

There were no citizen comments.

Mr. McMeans indicated to Mr. Centofanti that the next step is to submit the application to the Commission, who will hold a public hearing, then the Commission will vote on the Conditional Use application.

Mr. Cannon moved and Mr. Pittman seconded to recommend conditional use approval for the Roots Chiropractic application for a Medical Clinic/Medical Facility located at 302 Castle Shannon Boulevard conditioned on the engineer's review comments in a letter dated August 17, 2017. The motion carried unanimously.

- b. Recommendation from the Mt. Lebanon Planning Board on the proposed Capital Improvement Program (CIP) for Mt. Lebanon, PA for the years 2018-2022.

Mr. Pittman asked for clarification regarding the proposed amount of money for traffic signals.

Mr. McMeans gave a background of the CIP. Monies designated for traffic signal upgrades totals \$952,801. The municipality applied for and received grant funding for approximately 30 projects throughout the community, with three primary projects: Bower Hill/Kelso/Carlington intersection, Castle Shannon Boulevard/Anawanda intersection, and Cedar/Morgan/Greenhurst intersection. The three primary intersections are complete renovations with new polls, lights, and signal boxes, which costs approximately \$250,000-\$300,000 per intersection.

Mr. Pittman asked if that would include walk buttons and traffic timing.

Mr. Deiseroth said all of the intersections would be brought up to current PennDOT standards.

Mr. McMeans said Castle Shannon Borough is conducting a full traffic study on the Castle Shannon Boulevard corridor as part of a project for their Transit Oriented Development around the T station. Mt. Lebanon will be installing the new signalization based on current timings, but those may change based on the results from Castle Shannon's traffic study.

Ms. Sieber asked about increased lighting and landscaping on Washington Road.

Mr. McMeans said the public space improvement project will provide for new sidewalks, lighting, and streetscape elements, but does not cover building facades because those are private property.

Mr. Pittman asked about maintenance of the planter boxes.

Mr. McMeans said Mt. Lebanon Partnership has volunteers that take care of the planter boxes.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Cannon seconded to recommend the 2018-2022 CIP as being in accordance with the adopted Comprehensive Plan. The motion carried unanimously.

4. Citizen Comments

There were no citizen comments.

Mr. Pittman said the municipality has specified plantings in the zoning ordinance and asked if there are consequences if a developer does not adhere to those specifications.

Mr. Deiseroth said that a developer has to provide land development when submitting an application. Usually a bond is set for improvements and the funds are not returned until the development meets specifications.

Ms. Sieber asked if the high school is putting turf on the rock pile.

Mr. Deiseroth said he and Mr. McMeans are meeting with the school district later in the week and will talk about that issue.

5. Next Meeting – The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, September 26, 2017**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 7:25 p.m.