

APPROVED

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

DATE: Tuesday, November 28, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Suzanne Sieber, Rick Sabeh, Matt Simonds, Dennis Pittman,

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

1. Minutes

- a. October 24, 2017, meeting. Mr. Sabeh moved and Mr. Simonds seconded to approve the minutes of the October 24, 2017, Planning Board Meeting. The motion passed unanimously.

2. Old Business

- a. Request for recommendation for final approval of a land development plan. The Municipality of Mt. Lebanon owns the property located at 1000 Pine Avenue where the golf course is currently. The municipality is requesting approval of a land development plan to construct a new free-standing structure adjacent to the golf course parking lot to be used as a firing range.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated November 20, 2017. He said the land development application, the checklist, a narrative of the project, a narrative of the architecture, final land development drawings, post-construction storm water management plan, erosion and sedimentation control report have been submitted. All comments have been addressed.

Alberto Jarquin, Gateway Engineers, said they addressed comments by the municipal engineer. They conducted a public meeting at Myrtle Elementary School; one of the items discussed was a need for fencing around the storm water pond. Although a design for the fence has not been determined, yet, it will be a minimum of four feet high.

Mr. Deiseroth said the reason why a fence was added is a concern for sled riders who might fall into the storm water pond, which is approximately 20 feet down the hillside.

Ms. Seiber asked about the lighting.

Mr. Jarquin said they will put dark sky lighting over the two entrances and the architect will work with the electrical engineer. They are not proposing any more site lighting from what is already there.

Mr. Pittman asked what times the facility would be in use.

Mr. McMeans said the police would like 24-hour access to it, but it is up to the police chief to determine use policy.

Mr. Sabeh asked if the police would be managing the building.

Mr. McMeans said the majority of the operations of the building would be under the purview of the police department.

Mr. Sabeh asked if that would include the school district use of the range.

Mr. McMeans said any agreements with other police departments or the school district would have to receive Commission approval, but the time management of the facility would be through Mt. Lebanon's police department.

Mr. Simonds asked about the type of fencing proposed.

Mr. Jarquin said that has not been determined at this time.

Mr. Deiseroth said there is no requirement in the municipal ordinance to have a fence, but the municipality has agreed to add it, and will work golf course personnel to determine the type of fencing that would work best.

Citizen Comments

Anthony Agostineli, Pine Avenue, is concerned about the retention pond and if it freezes during the winter then kids might try to play hockey on it. He would like to see a fence higher than four feet to discourage kids from hopping it. He asked if a decision had been made regarding the ventilation system. He also asked if a quiet study had been done regarding the type of noise coming from the range, and voiced concerns regarding possible sounds of ammunition during early morning hours if police departments have use of the facility 24 hours a day.

Ron Gigler, RSSC Architecture, said they are in the process of talking with an acoustic engineer regarding the sound transmission coefficient to determine sound level from one side of the wall to the other. OSHA and the housing authority have determined the basic sound level of someone standing three feet away and talking normally is approximately 65 decibels; they are trying to achieve that same level outside of the building. As sound travels, it dissipates approximately three decibels for every 100 feet of open air space. Any obstructions in area such as trees, or bushes or buildings, will also reduce the sound. Most urban areas, such as the one surrounding the golf course, do not have a decibel rating below 65.

Mr. Agostineli asked if landscaping was being considered for around the building.

Mr. Gigler said the general items around the building now should provide enough. They will also be encasing the slope of the roof to reduce noise and adding extra insulation on the roof. The exterior walls will have brick veneer to help reduce the noise level.

Mr. Deiseroth said there would be two interior walls facing Pine Avenue that will be facing the neighbors.

Mr. Sabeh asked if there would be sound-deadening materials on the inside of the range.

Mr. Gigler said there will be sound attenuation panels approximately 15 feet in front of the shooters.

Mr. McMeans said there will be a rubber pallet bullet trap that will also help capture noise.

Mr. Simonds asked if the sound study was based on average decibels, and what is the base line they are using.

Mr. Gigler said different ammunition has different sound, but the average is 137 decibels on the initial shot, but the sound dissipates very quickly. The 12-inch block wall will drop the decibels by 50 or more.

Mr. Sabeh asked if the municipality has a sound ordinance.

Mr. McMeans said there is an hours of work ordinance.

Mr. Agostineli asked if the security system at the firing range would be monitored by the police department, and if there would be security cameras.

Mr. McMeans there would be cameras at the facility and they would be monitored by the police department.

Mr. Agostineli asked if there would be a time limit for other departments to use the facility. Would residents have any control on how often other departments could use the facility.

Mr. McMeans any agreements made with other police departments would need to be approved by the Commission; he suggested any residents speak with their Commissioner about their concerns.

Jeremy Snyder, 999 Pine Avenue, voiced his concerns regarding the sound level of the range. He asked about the security cameras and if they would be part of the building plan.

Mr. Deiseroth said the intent of the noise study is to understand the level of noise from the building, whether from the firing range or the HVAC system.

Mr. McMeans said the security cameras were not part of what is before the board, but they will be part of the design of the building.

Mr. Snyder asked about the outside lighting.

Mr. Gigler said there would be emergency lighting, but no additional parking lot lighting.

Mr. Sabeh moved and Mr. Pittman seconded to grant recommendation for final approval for the Mt. Lebanon Firing Range Facility land development plan conditioned on the engineer's review comments in a letter dated November 20, 2017, comments from the Planning Board, and the Commission granting any requested waivers or modifications. The motion passed 3-1, with Ms Sieber voting no.

3. New Business

Mr. Pittman said the planning board received a copy of a letter from the municipal planner to Matt Crawford of Cozza Enterprises regarding 1701 Cochran Road, dated November 21, 2017, requesting an extension until February 26, 2018, for a final decision.

4. Citizen Comments

There were no citizen comments.

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, December 19, 2017**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 8:05 p.m.

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