

APPROVED

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

DATE: Tuesday, January 23, 2018

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

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

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

1. Minutes

December 19 2017, meeting. Mr. Sabeh moved and Mr. Pittman seconded to approve the minutes of the December 19, 2017, Planning Board Meeting. The motion carried unanimously.

2. New Business

- a. Request for preliminary and final approval for an amendment to an approved site plan. The Municipality of Mt. Lebanon owns the property located at 1250 Lindendale Drive where the public works facility is currently. The municipality has an approved land development plan to renovate the existing facility, construct additional storage buildings, and for associated grading and landscaping. The municipality is requesting an amendment to the site plan to include an additional free-standing structure to be used as a firing range along with associated parking and utilities. A trailhead access point to the Robb Hollow Park and parking for trail use will also be provided.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated January 18, 2018.

Mr. Alberto Jarquin, Gateway Engineers, explained they moved the building from the golf course to the public works yard. They created a 1.5-acre space of open land, and brought the firing range building to the back corner. They will install a 25-foot driveway off of Cedar Boulevard directly to the firing range with seven parking spaces for the range, and six parking spaces for trail and recreational use. There will be a path to the Robb Hollow trail. They will add landscaping, and there will be a little underground stormwater pipe for the extra impervious area. They will need to submit an updated NPDES permit for the conservation district. The site lighting will remain the same, but two lights will be added over the doors of the firing range. Evergreens will be between the firing range and the public works site to keep the sites separate.

Mr. Pittman asked if the school district would be using the building, and if the parking could accommodate bus parking.

Mr. Jarquin said they will have bus parking next to the building, and 13 spaces for rifle matches. It will not be large enough to handle WPIAL matches.

Mr. Simonds asked if this would be the same facility and façade previously presented.

Ron Gigler, RSSC Architecture, same building with a slightly different color scheme to complement lighter colors of the public works facilities. There are some minor modifications in the back due to budget concerns.

Mr. Simonds asked what the materials were previously.

Mr. Gigler said brick, vertical metal siding and a shingle roof. Now there will be a split-face block instead of brick with metal siding and a shingled roof.

Mr. Pittman asked about the security lighting and if it will affect the neighbors across Cedar Boulevard.

Mr. Gigler said the lighting will be the same; it will shine down over the door to provide security at night when the police use the facility, or when rifle matches are taking place. The building elevation will be about the same as the houses across the street; lighting should not be an issue.

Citizen Comments

There were no citizen comments

Mr. Sabeh moved and Mr. Simonds seconded to grant preliminary approval and recommend final approval for an amendment to the Mt. Lebanon Public Works Facility Site Plan to include an additional free-standing building for a firing range, associated parking and utilities, and a trailhead connection to Robb Hollow Park. The motion carried unanimously.

- b. Request for a preliminary approval for the Residences at Poplar Consolidation Plan. G&B Consulting Partners, LLC has equitable interest in a property located on an unopened section of Pennsylvania Boulevard. The developer is requesting approval to consolidate four parcels currently identified as lot and block 192-C-23, 192-C-24, 192-C-30 and 192-C-32 in the Avondale Plan of Lots.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated January 19, 2018. Due to the variances needed and the deficiencies in the application he does not recommend any action on this project at this time. This is the third time this plan has been reviewed. He believes all the information that is needed for this project is available, but everything needs to be received again because it is a new application. A number of variances from the zoning hearing board are needed, as well as a number of modifications from the subdivision ordinance. He does believe that all of the items in his letter can be addressed, and the project would then be able to move forward.

Chris Peters, MDM, representing the project for Pennsylvania Boulevard. He said the developer is interested in extending Pennsylvania Boulevard through the wooded area to put in 13 townhome units. The main design elements of this project have not changed much since they were first submitted in 2007. The variance issues are being submitted to the zoning hearing board on January 23. He asked for clarification of Mr. Deiseroth's comments regarding storm water into the street, and storm sewer roof drains outside of the right-of-way.

Mr. Deiseroth said he does not want to have the storm sewers or cleanouts under the street.

Mr. Peters said they would like to improve the elevation at the end of Pennsylvania Boulevard and provide a gentle slope at the cul-de-sac to join the wood trails.

Mr. Deiseroth said the developer can make improvements to the piece of land they own and submit that to the municipality, but beyond the cul-de-sac they can't impede anyone from accessing the woods.

Mr. Sabeh asked if these were condominiums, and if they had applied for variances, yet. He said there were concerns from previous developments regarding the size and scale of the building, as well as the complexity of the retaining wall in the back. He asked if the wall has changed.

Mr. Peters said these are condos, but they have not yet applied for variances. The design of the wall has not changed from the original design, but if they make grading changes to Pennsylvania Boulevard it would alleviate some of those issues.

Mr. Deiseroth asked if the wall is a two-tiered wall or single tiered.

Mr. Peters said it is two tiers, but they want to look at different wall systems.

Mr. Deiseroth said one of the biggest concerns for the neighbors was the stability of the alley above the wall. He said the original design showed a drainage system to collect water before coming off the hillside to it drain away from the wall. He encouraged them to check the stability analysis of the wall, and recommended the developer come to the Land Use Group meeting on Wednesday to present their ideas.

Mr. Sabeh asked if this developer is required to meet all of the requirements for pervious and impervious surfaces as do larger projects, since it is considered residential.

Mr. Deiseroth said the municipality's ordinance requires stormwater management, which this developer has proposed be under the street in the form of enlarged pipes. Because it is 2018 the developer may need to resubmit for the NPDES applications. Municipal ordinance only provides for flood control. The municipality will then take over responsibility for the infrastructure.

Mr. Sabeh is concerned about the added strain on the municipality maintenance. He asked if there was anywhere else to locate the storm sewer system so that it is not in the municipal right-of-way.

Mr. Peters said they will try to get drains to the front of the site and out of the right-of-way and will do as much on the lot as practical.

Kevin Turkall, architect for the project, asked about the process for the planning board, modifications and zoning, and if they can run concurrently.

Mr. McMeans they can run concurrently; modifications must be approved by the Commission, but the planning board makes the motion to recommend modifications to the Commission. He suggested they submit requests for variances to the zoning hearing board as soon as possible so they would have time to alter the design if those requests are not granted.

Mr. Deiseroth asked if when the developer could get on the zoning hearing board's agenda.

Mr. McMeans said they have enough time to submit for the March 1 zoning hearing board meeting, then could possibly get on the March 27 planning board agenda.

Citizen Comments

Joe Lipinski, 1298 Arrowood Drive, said he supports the project. He said these townhomes would increase the tax base, but not have a big impact on traffic because of the T and he thinks most of these residents would probably walk to Uptown Mt. Lebanon.

John Koenig, 433 Ashland Avenue, he said this development would set a precedent and he urges the municipality to be careful of trying to squeeze too many units into too small an area. He suggested perhaps they take out one unit instead of trying to get variances. He cautioned the board about granting variances and would like to see the developer follow the rules and ordinances. The residents that live on Ashland are concerned about the walls and the trees that will be taken down.

Mr. McMeans indicated the plans submitted are available for public viewing.

Mr. Koenig asked if the consolidation plan had been approved.

Mr. Deiseroth said there are no reasons to prevent the consolidation plan from getting approval.

Mr. Koenig said this is a single-family neighborhood and would recommend they not consolidate the lots to squeeze more units on it.

Alexandra Gruber, 305 Ashland Avenue, said this development would impact their view which was part of the reason why they bought their house. The access road (Long Way) is maintained by homeowners on Ashland and they are concerned about the stability of the

road with the wall there. Homes in the area are historic and modern building materials will not fit with neighborhood. She is also concerned about the possibility of more children in a school that is already overcrowded. She is also concerned about the lighting.

Mr. Deiseroth said this is a proposed single-family attached dwelling building classified as condominiums which will have a home owners association for common elements like wall that will need to be maintained. The municipality will be closely watching what the builder does.

Ms. Gruber encouraged a traffic study be done because there are seven roads that converge at that subway tracks and it gets very crowded during certain parts of the day.

Cindy Janay, 317 Ashland Avenue, said they recently bought their home because of the trees. She is concerned about the location of the retaining wall. She is concerned about the location and height of the wall.

Rob Sklarsky, contractor for the developer, described the height, location and design of the wall. He also said many of the existing trees will remain.

Mr. Sabeh said there are building and design guidelines in the municipal building code that the developer will need to adhere to.

Jesse Janay, 317 Ashland Avenue, thanked the planning board for the work they have done. He thinks this proposal eats into what is good about Mt. Lebanon. He believes exceptions are made for good reasons, but doesn't think this meets those reasons. He believes single-family homes instead of townhomes should be built.

Mr. Deiseroth said these properties are zoned R-3 which permits attached single-family townhomes. The variance they are requesting is related to a certain amount of area per unit.

Mr. Janay said older single-family homes are more appropriate to the area, and asked the board to maintain those standards.

Jess Burchfied, 343 Ashland Avenue, voiced concerns regarding construction during the building phase.

Mr. Sabeh stated there are certain hours of work: 7 a.m. -7 p.m., Monday through Saturday.

Mr. Sabeh moved and Mr. Simonds seconded to table preliminary approval for the Residences at Poplar Consolidation Plan to give the applicant time to address the comments in the engineer's review letter dated January 18, 2018, and any additional comments from the Planning Board. The motion carried unanimously.

- c. Request for preliminary approval of a land development plan. G&B Consulting Partners, LLC has an equitable interest in a number of undeveloped parcels on Pennsylvania Boulevard. The developer is requesting approval for a land development plan to construct

13 townhouse units on Pennsylvania Boulevard. The developer would also be responsible for construction of a road improved to municipal standards including sidewalks and utilities to serve the proposed units.

Citizen Comments

Comments regarding this application were voiced during the prior agenda item. There were no additional citizen comments.

Mr. Cannon moved and Mr. Sabeh seconded to table preliminary approval for the Residences at Poplar Land Development Plan to give the applicant time to appear before the Zoning Hearing Board to request the necessary variances for the development, address the comments in the engineer's review letter dated January 18, 2018, and any additional comments from the Planning Board. The motion carried unanimously.

3. Old Business

a. None

4. Citizen Comments

Mr. Pittman acknowledged Dan Deiseroth as the new president of Gateway Engineers.

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 27, 2018**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 8:01 p.m.