



**MT. LEBANON PLANNING BOARD
TUESDAY, OCTOBER 20, 2020
7:00 P.M.
COMMISSION CHAMBERS**

AGENDA

Call to Order
Roll Call

1. Minutes

- a. July 21, 2020, meeting
- b. August 18, 2020, meeting

2. Old Business

None

3. New Business

- a. Request for preliminary approval of a site plan for Concordia of the South Hills. Concordia Lutheran Ministries operates an existing continuing care facility with skilled nursing, personal care, and independent living at 1300 Bower Hill Road. The facility also has an on-site parking garage. Concordia is seeking to construct a covered walkway to connect the primary structure to the parking garage. Additionally, Concordia is seeking to put a roof over the top floor of the parking structure. The site plan also includes amendments to the parking alignments in the turn-around area at the main entrance of the primary structure.
- b. Request for recommendation for approval of a conditional use. Concordia of Mt. Lebanon operates an existing conditional use at 1300 Bower Hill Road. Concordia is seeking to expand their existing facility by constructing a covered walkway to connect the primary structure with the parking garage structure. Additionally, Concordia is seeking to construct a roof on the parking structure and alter the parking alignments near the main entrance to the building. The property is zoned as R-2 Single-Family Residential with a Continuing Care Overlay and has an existing Conditional Use Approval. The applicant is seeking a revision to the existing Conditional Use Approval to include the items detailed in the Site Plan.
- c. Discussion of a Zoning Ordinance Amendment. Chapter XX of the Municipal Code, entitled "Zoning," Part 6 §607 contains provisions regarding wireless communications facilities. The proposed ordinance revises definitions, establishes certain general and

specific standards relating to the location, placement, construction and maintenance of tower-based wireless communication facilities, non-tower wireless communication facilities, and small wireless communications facilities. The ordinance further provides for the regulation and enforcement of such facilities within the public rights-of-way and outside the public rights-of-way.

4. Citizen Comments

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, November 17, 2020**, at 7:00 p.m.

6. Adjournment

The Planning Board and the Planner will make reasonable accommodations to its programs and services to assure access to all persons. If, because of a disability, you require an accommodation, please call 412-343-3620.