



MT. LEBANON
PENNSYLVANIA

MUNICIPAL BUILDING
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In order to continue to promote social distancing protocols due to the ongoing pandemic, the Tuesday, May 18 Planning Board meeting will run virtually. Both the discussion session and regular session will be conducted via the internet, and citizen comment will be collected via email and read for the Planning Board to hear and into the record. Comments will become a part of the official minutes of the meeting. Those wishing to submit public comment should email imcmeans@mtlebanon.org BEFORE NOON ON TUESDAY, MAY 18. Members of the public wishing to attend the virtual meeting should email Municipal Planner Ian McMeans at imcmeans@mtlebanon.org before noon on Tuesday, May 18 to obtain a link for the virtual meeting. Thanks for your patience.

**MT. LEBANON PLANNING BOARD
TUESDAY, MAY 18, 2021
7:00 P.M.
CONDUCTED VIRTUALLY**

AGENDA

Call to Order
Roll Call
Meeting Procedures and Outline

1. Meeting Minutes

a. Approval of minutes from April 20, 2021, meeting.

2. Old Business

a. Request for recommendation for final approval of the Cedar Place land development plan. Flash Point Partners, LLC owns the property at 62 Cedar Boulevard and is requesting approval of a land development plan to construct a Two-family Dwelling with associated grading, landscaping, and stormwater management. The property is zoned as R-4 Residential. Two-Family Dwellings are a Use by Right in the R-4 District.

b. Request for recommendation for final approval of a land development plan. The Community Builders, Inc. has an equitable interest in the property located at 2904 Castlegate Avenue. The developer is proposing a multi-family development with 51 residential units on the parcel. There will be seven structures with residential units along with a building to serve as a management office. The developer will also construct associated parking, utilities, and stormwater management infrastructure to serve the development. The property is zoned R-4 Residential with a Continuing Care overlay.

3. New Business

- a. Request for preliminary approval of the Mt. Lebanon Platform Tennis Hut Site Plan. The Municipality of Mt. Lebanon owns the existing platform tennis courts and warming hut in Main Park. The Mt. Lebanon Platform Tennis Association proposes to renovate the existing warming hut with the addition of a second floor, bathrooms, and an outdoor seating deck. The property is zoned OS-A Open Space-Active. Facilities incidental to the operation of public recreational uses are a conditional use in the OS-A District.
- b. Request for recommendation for approval of the Mt. Lebanon Platform Tennis Hut Conditional Use Plan. The Mt. Lebanon Platform Tennis Association is proposing to renovate the existing warming hut with the addition of a second story, bathrooms, and outdoor seating deck. The platform tennis hut is located in Main Park which is part of the OS-A Open Space-Active zoning district. Facilities incidental to the operation of public recreational uses are a conditional use in the OS-A District.

4. Citizen Comments

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, June 15, 2021**, 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.