

**APPROVED**

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

**DATE:** Tuesday, March 27, 2018

**TIME:** 7 p.m.

**PLACE:** Mt. Lebanon Municipality – Commission Chambers

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

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

Ms. Sieber introduced Andrew George as the newest member of the planning board.

**1. Minutes**

- a. February 27, 2018, meeting. Mr. Cannon moved and Mr. Simonds seconded to approve the minutes of the February 27, 2018, Planning Board Meeting. The motion carried unanimously.

**2. Old Business**

- a. Request for preliminary approval of a land development plan. St. Clair Hospital owns the property located at 1000 Bower Hill Road spanning the Municipality of Mt. Lebanon and Scott Township boundary line. St. Clair Hospital is seeking to construct an addition to their existing facility for an ambulatory care center, operating rooms, outpatient facilities, offices, and associated parking. Section 203.3 of Chapter XX, *Zoning*, of the Mt Lebanon Code identifies “Hospitals” as a Conditional Use in the R-2 Single-family residential zoning district.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated March 23, 2018. He also read into the record a letter from Michael Haberman, traffic engineer, Gateway Engineers, dated March 26, 2018.

Mr. Sabeh asked about the traffic impacts if Scott Township asked to have the right turn onto to Wren Drive eliminated.

Mr. Deiseroth said that impact would need to be submitted and reviewed. It is his understanding that the right turn is essential for traffic numbers to work.

Mr. Sabeh asked if Scott Township doesn’t approve that turn, then there will be difficulty with getting the final traffic approval.

Mr. Deiseroth said that was correct.

**Citizen Comments**

Chuck DiBello, Vice President of Facilities, St. Clair Hospital, thanked the board for their help during this process.

Ms. Sieber recused herself from the vote because her husband works for St. Clair Hospital.

Mr. Sabeh moved and Mr. Cannon seconded to grant preliminary approval for the St. Clair Hospital Ambulatory Care Center Land Development Plan conditioned upon compliance with the comments in the engineer's review letter dated March 23, 2018, and the applicant providing an updated traffic impact study to address the comments in the traffic engineer's review letter dated March 26, 2018, and any additional comments by the planning board. This approval is also conditioned upon the execution of any necessary intergovernmental agreements, the applicant receiving the necessary approval of the land development plan from other governmental approving bodies, and the Commission granting any waivers or modifications. The applicant has agreed to these conditions. The motion carried unanimously.

**3. New Business**

a. None

**4. Citizen Comments**

Mrs. Sieber said this is Mr. Sabeh's last meeting, and recognized and thanked him for his 10 years of service on the planning board.

**5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, April 24, 2018**, at 7:00 p.m.**

**6. Adjournment**

The meeting was adjourned at 7:14 p.m.