

APPROVED

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

DATE: Tuesday, April 24, 2018

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Suzanne Sieber, Dennis Pittman, Matt Simonds, James Cannon, Andrew George

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

1. Minutes

- a. March 27, 2018, meeting.

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

2. Other Business

- a. Reorganization of the Planning Board.

Mr. Pittman moved and Mr. Simonds seconded to nominate Suzanne Sieber as Planning Board Chairperson, James Cannon as Vice-Chairperson, and Matt Simonds as Secretary. The motion carried unanimously.

3. Old Business

- a. Request for recommendation for final approval for the St. Clair Hospital Lot Consolidation Plan. St. Clair Hospital owns the property located at 1000 Bower Hill Road. The hospital is requesting a lot consolidation plan to merge the six parcels that make up the hospital property (143-M-150-0-4, 143-M-150-0-3, 143-S-15, 143-S-50, 143-S-56, and 143-S-588) into one parcel.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated April 19, 2018.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Canon seconded to recommend final approval for the St. Clair Hospital Lot Consolidation Plan conditioned upon compliance with the comments in the engineer's review letter dated April 19, 2018, and any additional comments by the planning board. The motion carried 4-0, with Ms. Sieber abstaining.

- b. Request for recommendation for final 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. 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 April 19, 2018. The comments in his letter regarding photometric plans, landscaping plans, modification request for plants, and other items, have been addressed by the applicant.

Mr. Pittman asked for an update regarding Scott Township’s approval.

Rich Taylor, program director, said there is a meeting with Scott Township tonight. St. Clair Hospital will go to the next Scott Township planning board on May 2 to seek approval.

Mr. Pittman asked if the traffic signal and right-hand turn signal are being negotiated with Scott Township or Allegheny County, and who would be responsible for the maintenance of those signals.

Mr. McMeans said that intersection is in Mt. Lebanon and will our responsibility, but the road itself is Allegheny County’s responsibility. He also said Scott Township’s planning board is different from Mt. Lebanon’s and they can grant preliminary and final approval at the same meeting.

Citizen Comments

There were no citizen comments.

Mr. Cannon moved and Mr. Pittman seconded to recommend final 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 April 19, 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 4-0, with Ms. Sieber abstaining.

4. New Business

- a. Request for recommendation for approval of a conditional use. St. Clair Hospital operates as an existing conditional use at 1000 Bower Hill Road. The hospital is seeking to expand their existing facility by constructing an Ambulatory Care Center on the southwestern end of the existing hospital structure. The structure will be located in both the Municipality of Mt. Lebanon and Scott Township. The property within the Municipality of Mt. Lebanon is

zoned R-2 Single-Family Residential. Chapter XX, *Zoning*, of the Mt. Lebanon Code, identifies “Hospitals” as a Conditional Use in the R-2 Single-Family Residential zoning district.

Mr. Simonds asked for clarification if ambulatory care falls under the conditional use “hospitals” in the ordinance.

Mr. McMeans said it does. Mt. Lebanon received an application for conditional use approval that met with the standards laid out in the zoning ordinance. The narrative addresses all of the aspects for conditional use consideration.

Citizen Comments

There were no citizen comments.

Mr. Simonds moved and Mr. George seconded to recommend conditional use approval for St. Clair Hospital’s application for the expansion of a hospital use at 1000 Bower Hill Road for the construction of the new Ambulatory Care Center. The motion carried 4-0, with Ms. Sieber abstaining.

5. Citizen Comments

Mr. Pittman asked about the ruling by zoning hearing board for the Chatham Development property on Polar.

Mr. McMeans said the developer filed a letter with the municipality, and intends to come before the planning board within a few months. In preliminary discussions, they still need to submit wall designs to address engineering comments. Mt. Lebanon has not yet received updated plans.

6. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, May 22, 2018**, at 7:00 p.m.

7. Adjournment

The meeting was adjourned at 7:16 p.m.