

**APPROVED**

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

**DATE:** Tuesday, March 19, 2019

**TIME:** 7 p.m.

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

**BOARD MEMBERS PRESENT:** Suzanne Seiber, James Cannon, Andrew George, Clint Rounsfull, Dennis Pittman

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

**1. Minutes**

February 19, 2019, meeting. Mr. Cannon moved and Mr. Rounsfull seconded to approve the minutes of the February 19, 2019, planning board meeting. The motion carried unanimously.

**2. Old Business**

None

**3. New Business**

- a. Request for preliminary approval and recommendation for 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 approved a land development plan to renovate the existing facility, construct additional storage buildings, construct a free-standing firing range and for associated grading, landscaping, parking and utilities. The municipality is requesting an amendment to the site plan to include a revision to the proposed grading and landscaping plans and create a trailhead access point to Robb Hollow Park.

Elaine Kramer, 783 Ella Street, member of Parks Advisory Board. The parks board recommended the design before the planning board. She said the proposed plan is to have an accessible walkway starting at the parking lot, in front of the new firing range, curve around the re-graded pile, and end at the top. Approximately half of the pile will be removed, with the remainder being graded into the hillside behind the houses on Folkstone Drive. The Parks Advisory Board is suggesting several tiers separated by low slopes, that will be planted beginning with meadow and eventually becoming trees, so that the ending result have spaces that are graded or planted, allowing for simple uses. They are also suggesting a small shelter with one or two picnic tables, possibly some logs or boulders for climbing, and maybe a viewing platform at the top. The parks board submitted to the planning board renderings of possible ideas.

Mr. Pittman asked if sidewalks on the west side of Cedar was being considered.

Ms. Kramer said while not in the purview, the parks board would like to see sidewalks extending from Gilkeson Road to Lindendale Drive. She has dubbed the pile Cedar Hill and would like to see cedar trees planted on it.

### **Citizen Comments**

There were no citizen comments.

Mr. Cannon moved and Mr. George seconded to grant preliminary approval and recommend final approval for the amendment to the Mt. Lebanon Public Works Facility Site Plan to include additional grading, landscaping, trails, and a trailhead connection to Robb Hollow Park. The motion carried unanimously.

- b. Request for preliminary approval for a subdivision and land development plan. Flash Point Partners, LLC owns the property at 1100 Washington Road. The developer is requesting preliminary approval for a new plan of lots (“The Enclave at Bird Park”) on the site that will include seven parcels along with space for a new municipal right-of-way for a public street. The developer would also be responsible for construction of a road improved to municipal standards including sidewalks and utilities to serve the proposed houses.

Kim Gales, JR Gales & Associates representing Matt Cramer, is proposing six lots along with open space at 1100 Washington Road. This is an R-1 zoning district, and the lots meet the zoning requirements. They received the staff’s report, and there are some items that need to be tidied up, they will be meeting with the staff to work out the details for the utilities, sanitary sewer and storm sewer connections.

Mr. Deiseroth clarified the project is located at the site of the First Church of Christ Scientists, and asked if the building will be demolished, where the new street would be located and if the new buildings would abut Bird Park.

Ms. Gales said the building will be demolished, the new street would be located on the north side of the current building, and the properties will abut Bird Park. They are asking for one modification to install sidewalks only on the side where the houses will be.

Ms. Seiber said it is Mt. Lebanon standard to have two sidewalks and trees on either side of a street with six feet of greenspace, and encouraged the developer to maintain that standard.

Mr. Deiseroth asked Ms. Gales to describe the open space in the front of the property.

Ms. Gales said it is approximately 50 feet of open space, that will be owned by the HOA. They have not decided on landscaping at this time, but are open to suggestions from the planning board.

Mr. George asked if it would be better for that empty space to belong to the first lot, then an HOA might not be necessary.

Ms. Gales said she would pass that along to Mr. Cramer.

Mr. Deiseroth said the properties are designed for residents looking to downsize, so the HOA would be used for sidewalk maintenance such as snow removal.

Ms. Seiber asked what the buildings are going to look like.

Ms. Gales said they would be single-family dwellings similar in appearance to the new Uptown Place buildings that were just built.

Mr. Deiseroth encouraged the developer to prepare renderings of the building design for the next meeting they want to attend.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated March 14, 2019.

Ms. Gales said they have corrected all of the comments from this letter, with the exception of the location of the sanitary sewer which reflects the location of the storm and other utilities.

Ms. Seiber said she will be diligent about the developer designing a building that meets the design standards of the municipality, and will be an asset to the municipality.

Mr. Pittman said there is a revised tree listing and it will be provided to Ms. Gales.

Mr. Deiseroth said the municipality has a street tree program where the public works department purchases, plants and maintains trees within the public right-of-way, and encouraged the developer to take advantage of that program.

### **Citizen Comments**

Elsworth Vines, 272 Connecting Road, member of and representing St. Paul's Episcopal Church, said they are concerned about stormwater drainage and runoff. He said water runs down Washington Road to their property. He encouraged the board to look at the stormwater runoff plan. He also believes there are a number of free-running springs under the adjacent properties, and he is concerned any new development in this area will exacerbate the situation. He encouraged the board to look beyond the codes, and look at what conditions currently exist.

Mr. George asked what the reduction of the impervious surface would be.

Ms. Gales said it is currently 51,000 feet and would be reduced to approximately 32,000 feet.

Mr. Vines indicated the problem is not with the parking lot, but a combination of the springs and water flow from the properties.

Mr. Deiseroth said there are no Mt. Lebanon ordinances that govern the flow of subsurface water. The municipality is required by Allegheny County, and the municipal stormwater management ordinance to address numerous issues of stormwater, which he commented on in his review letter.

Gail Winter, 1109 Washington Road, has the same concerns regarding stormwater management. Water pools in front of her house from across the street, and then runs down her property to the property behind her.

Jon Molanda, 1109 Washington Road, said he is concerned about the scope of this project, and what would happen if the project fell through. He does not want to see the property look like the property at Bower Hill and Washington Road.

Mr. Deiseroth said the developer is proposing a plan of lots and a public street. The municipality requires the developer to post the required funds to build the street and develop the lots up front, at 110% of the estimated cost. If the developer walks away, the municipality would take action to finish the street, then take the lots and sell the lots. His opinion is there is a lot of interest in this development, and he believes it will be completed.

Mr. McMeans indicated at the final approval stage of the project street lighting and foot candle projections will be required.

Mr. Cannon moved and Mr. Rounsfull seconded to table preliminary approval for the Enclave at Bird Park subdivision and land development plan to give the applicant time to address the comments in the engineer's Subdivision and Land Development Plan Review letter dated March 14, 2019, to investigate alternative sewer routing and other recommendations included in the engineer's Planning Module/Sanitary Sewer Review letter dated March 14, 2019, and to address any additional comments from the Planning Board. The motion carried unanimously.

**4. Other Business**

- a. Mr. Pittman asked for an update on the proposed ordinance regarding first floor office spaces.

Mr. McMeans said the municipality received a letter from the county regarding that ordinance. The commission has also received a copy of the letter, and he will forward a copy to the planning board. The commission will be discussing the ordinance in an upcoming discussion session.

Mr. Pittman asked if the ordinance would come before the planning board again.

Mr. McMeans said the planning board has already made their recommendations so from here it goes to the commission. It would only come back to the planning board if the commission decided there was something they wanted the planning board to review. The planning board's obligation has been fulfilled.

- b. Mr. George gave an update regarding the Economic Development Council's 2019 priorities: Uptown sidewalk and streetscape improvements, is their top priority; collaboration with the Mt. Lebanon Partnership supporting the newly appointed Ad Hoc appointees; retail businesses and third-place business attractions; support the active use of McNeilly Park, and development and site review of commercial and residential site opportunities.

**5. Citizen Comments**

There were no citizen comments.

- 6. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, April 16, 2019**, at 7:00 p.m.

- 7. Adjournment** — The meeting was adjourned at 7:45 p.m.