

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

DATE: Tuesday, August 16, 2022

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

Zoom participants: If you wish to comment during public comment agenda items, use the raise hand function. During the public comment agenda item, the chair will recognize you. When recognized, be sure to un-mute your line and announce your name and address for the record. You will have five minutes to comment.

BOARD MEMBERS PRESENT: Rebecca Griffith, David Hornicak, John Schrott, Andrew George (chair)

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Dan Deiseroth, Urban Planning and Sustainability Coordinator Greg Wharton

BOARD LIAISONS: Commissioner Steve Silverman (Zoom), Historic Preservation Board member Marilyn Oberst-Horner (Zoom)

Meeting Procedures: The Pennsylvania Office of Open Records has advised that to ensure continued compliance with the Sunshine Act, the procedures for online meetings should be stated at the beginning of the meeting. Virtual attendees who wish to make a comment can use the raise hand function.

1. Meeting Minutes

- a. Approval of minutes from June 21, 2022 meeting. Rebecca Griffith moved, and John Schrott to approve the minutes of June 21, 2022 Planning Board meeting. The motion passed unanimously, with Andrew George abstaining.

2. Old Business

Note: The following two agenda items both pertain to the Residences at Poplar project on Pennsylvania Blvd. The Board will discuss the items together but will take separate action on each.

- a. Request for preliminary approval of a lot consolidation and subdivision plan. The Residences at Poplar, LLC owns the property located on an unopened section of Pennsylvania Boulevard. The developer is requesting approval to consolidate four parcels currently identified as lot and block 192-C-23, 192-C-24, 192-C-30 and 192-C-32 in the Avondale Plan of Lots and divide them into five lots.
- b. Request for preliminary approval of a land development plan. The Residences at Poplar, LLC owns four adjacent parcels on Pennsylvania Boulevard. The developer proposes to construct

five *Two-Family Dwellings* on the site for a total of ten (10) dwelling units. As part of the land development plan, Pennsylvania Blvd will be improved to municipal standards up to the intersection with Poplar Drive. The property is zoned as R-3 Residential. Two-Family Dwellings are a use by right in the R-3 zoning district.

Municipal Engineer Dan Deiseroth summarized his letter dated August 11, 2022 in which he reviews the various documents submitted with the application, including the plans and various reports to support those plans. Chapter XVI part IV Review of Major Sub-Division Plans. A final plan defining Pennsylvania Boulevard will be needed as part of the application for final review. Under Chapter XIII Part III Stormwater Management there's still a couple minor comments relating to the construction detail of the trench. Going into final approval they will need an execution of the maintenance plan. On the issue of grading, there was a revision of the geotechnical report done by ACA Engineering. Gateway finds that it is in accordance with accepted geotechnical practices. Dan reiterated there has been a slope stability analysis done and it's within the factor of safety. There will be safeguards in place to assure that things that will be potentially approved will be carried out in the way they were approved. The retaining wall along Pennsylvania Boulevard has been revised to a poured in place concrete wall. Their requests for modifications include one related to the cul-de-sac, one for using a straight curb instead of a rolled curb, and another for location of street trees. There are various other permits they will have to still obtain. Any technical comments can be addressed with the submission for final approval. Walls are a function of a grading permit that are reviewed by the building inspector. There are also signed and sealed drawings from the wall manufacturer. Items needing addressed for final approval are also in the preliminary approval letter.

Ed Mueller from Sheffler & Company attended to answer any questions anyone had.

John Schrott asked for clarification of the locations of the various types of walls. Mr. Deiseroth explained that the wall along Pennsylvania Boulevard requires Geogrid and therefore it must be a poured in place reinforced wall.

Rebecca Griffith asked for further elaboration on some of the architectural features. Mr. Mueller said that they looked at other newer construction in the surrounding area and followed it, while keeping the classic feel that's more relative to Mt. Lebanon. An illustration was depicted showing materials and colors used for the exterior of the units.

Andrew George questioned yard drainage and got reassurance from the contractor that the back can be graded to accommodate.

David Hornicak asked for clarification of the gravel trench in the next plan and why there are catch basins on only three of the four units' drainage.

Dan Earley of 314, 320, and 322 Pennsylvania Boulevard asked if all the duplexes would be the same color. The contractor responded that they will be different but complement each other.

Resident Don Mosshart from 349 Ashland Avenue spoke. Mr. McMeans acknowledged his letter was received and reviewed. Mr. Mosshart explained his reasons for believing the cul-de-sac lacks the adequate space for turn arounds posing safety issues. He's also concerned about storm water in relation to all aspects of the project. Mr. McMeans reminded residents that the Planning Board makes it's recommendation for final approval, but it's the Commission that will have to ultimately grant or deny final approval of the development project.

Dan Earley of 314, 320, and 322 Pennsylvania Boulevard spoke about the street being private and what needs to happen for residents to give over their rights of the private street, such as assurance that their properties will not be encroached upon. Aiding this would be straight curbs instead of rolled curbs and the grass area being placed between the retaining walls of current residents and placing the sidewalk closest to the straight curb which also would be uniform and follow suit with the rest of the street. Mr. McMeans said for the residents to add straight curbs to their list of requested modifications.

Jane Collins from 339 Ashland Avenue gave up her 5 minutes.

Recommended Actions

Rebecca Griffith moved to grant preliminary approval to The Residences at Poplar lot consolidation and subdivision plan conditioned upon the applicant addressing the comments in the engineer's review letter dated August 10, 2022, the Commission granting any request waivers, and any additional comments from the board. Andrew George seconded. The vote was unanimous .

Rebecca Griffith moved to grant preliminary approval to The Residences at Poplar lot land development plan conditioned upon the applicant addressing the comments in the engineer's review letter dated August 10, 2022 prior to final approval , the Commission granting any request waivers or modifications, receipt of all necessary approvals from any governing bodies or entities as referenced in the engineer's review letter dated August 10, 2022 prior to final approval, the municipality receiving all necessary documents satisfactory to the Municipality and the solicitor related to the dedication of the public street prior to final approval, and from the Planning Board providing additional drainage of patios, annotations of building materials on the elevations to ensure adherence to the Municipal Code and clarification of the drainage T's to the catch basins. David Hornicak seconded. The vote was unanimous.

3. New Business

- a. Recommendation from the Planning Board on the proposed Capital Improvement Program (CIP) for the years 2023– 2027 as being in accordance with the Comprehensive Plan.

Ian McMeans explained that until the new Comprehensive Plan is adopted, we are still working under the 2013 Elevate Mount Lebanon Comprehensive Plan. He explained some of the notations and that Mr. Wharton has been working on taking some of the broad regional recommendations and turn them in to action items for the municipality. He highlighted the

items that are in the plan for this year and will be used for consideration when the budget is made. There's \$100,000 carry over for the next phase of the Vibrant Uptown Project which focusses on the connectivity of the T station. For Public Works there are sanitary and sewer projects, street reconstruction, stormwater management, scheduled equipment replacements, and repairs to the North Garage elevators. Under Public Safety, AED replacements, for Fire the thermal imaging cameras, and a replacement vehicle. For Police a Watch Commander vehicle. There was an emergency generator replacement at the library. The Public Safety building plan will be to do one side's façade over four years. There are also HVAC updates for the Municipal Building. Parks and Recreation includes fall zone replacements at Main Park, ADA compliancy in North Meadowcroft Park, plans for realigning the fencing in Brafferton Park. Bird Park parking lot paving and infrastructure will be addressed. There will be pickle ball court installations tennis court laying and reconstruction, replacing the 1992 Zamboni with a new electric one. The golf course there would be a continuation of the cart path, and lastly shade structures at the pool. All of these listed are proposed for consideration this year under the Capital Plan.

David Hornicak asked about lighting replacement that was proposed two years ago. Mr. McMeans explained the creation of a Main Park Master Plan. Andrew George asked about McNeilly Park. Mr. McMeans possible improvements proposed in a grant proposal that Mr. Wharton worked on.

Recommended action: John Schrott moved to recommend the 2023-2027 CIP as being in accordance with the adopted Comprehensive Plan. Rebecca Griffith seconded. The vote was unanimous.

4. Comprehensive Plan Update

- a. Discussion of the Comprehensive Plan Update. The Municipal Planner will provide an update on the progress. Mr. McMeans explained the initial public survey is still active and there will be an article in Mt. Lebanon magazine,

5. Citizen Comments

The Board will now accept Public Comments relating to any items not appearing on the agenda.

- 6. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, September 20, 2022**, at 7:00 p.m. Due to the ongoing pandemic, some municipal meetings throughout 2022 may be conducted virtually. Please check the meeting agendas for location and format details. All municipal meetings in 2022 will have a Zoom webinar component to enable residents to attend meetings virtually.

7. 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.