

**APPROVED**

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

**DATE:** Tuesday, January 24, 2012

**TIME:** 7 p.m.

**PLACE:** Mt. Lebanon Municipality – Room 104C

**BOARD MEMBERS PRESENT:** Bill Pope, Rick Sabeh, Carolyn Byham, Jackie Dunn, Alan London

**STAFF MEMBERS PRESENT:** Municipal Planner Keith McGill, Municipal Engineer Dan Deiseroth, Municipal Traffic Engineer Cindy Jampole

**Agenda Items**

Minutes of the December 20, 2012, Planning Board meeting. Mrs. Byham moved and Mr. London seconded to approve the December 20, 2012, Planning Board minutes. The motion passed unanimously.

**Old Business**

Request for preliminary approval for a land development plan to construct a Fresh Market specialty grocery store – The applicant would demolish and remove the former Roth carpet building located at 1551 Connor Road and construct a new approximately 19,000-square-foot building, reconfigure the parking area to provide ninety-six (96) spaces and eliminate two (2) existing curb cuts on Connor Road and construct one (1) new main driveway and retain one (1) existing driveway to serve the property.

Kevin McKeegan, Meyer, Unkovic & Scott, counsel for Fresh Market, said there are no site plan changes since the December 20, 2011, meeting. Gateway has signed off on the site plan and the outstanding traffic comments have been narrowed down to a point where PennDOT should sign off on the plan with some conditions. He said they have a review letter from Trans Associates dated January 19, 2012, recommending approval with conditions. Fresh Market is in agreement with all of the conditions. They feel they have met all requirements for a preliminary approval.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated December 13, 2011.

Ms. Jampole read into the record a letter from Trans Associates dated January 19, 2012.

Mr. Sabeh asked if driveway No. 2 has been moved ten feet per PennDOT's request.

Brett Skapinetz, Dynamic Engineering, said the driveway has been moved.

Ms. Dunn asked about the difference in the level of service for the new main driveway per Trans Associates letter.

Ms. Jampole, explained that is a slightly longer waiting time to exit.

Mr. London asked about the landscaping hedge at the corner of the western side of the property. He suggested they try to save as much of it as possible.

Mr. Skapinetz said they will try to make some adjustments to the grading to save the hedge.

Mrs. Byham, asked how many employees they would employ, and how are negotiations going with the bowling alley for employee parking.

Mr. Hogg, Fresh Market, said they usually employ approximately 90 people per store. At this time no decisions have been reached with the bowling alley regarding employee parking.

Ms. Dunn asked if an agreement is not reached with the bowling alley, would this become an issue for staff parking.

Mr. Hogg indicated it would not.

Mr. Pope asked for a summary regarding a decision from PennDOT.

Mr. Hogg said they have responded with a revised traffic impact assessment in response to PennDOT's letter. He said they have responded to their comments and it is now at PennDOT for their review. He feels they have addressed everything appropriately.

Mr. Pope questioned the garbage pickup and delivery timing.

Mr. Hogg said they will do their best to keep deliveries and garbage pickup off hours, but they also need to be concerned with late hours and nearby neighbors.

Mr. Pope asked if this would be a modification.

Mr. McGill said the municipality will need formal letter of request for the level of service requirement from the SALDO regarding the new driveway. They will also need a waiver or modification to not extend the sidewalk to the other side of driveway No. 2. The board has looked at the sidewalk issue but it does need to be formally submitted to the Commission for approval.

Mr. McGill asked to incorporate a letter from PennDOT dated December 12, 2011, into the record.

Mr. SabeH moved and Mr. London seconded to grant preliminary approval of the Fresh Market Proposed Retail Store land development plan conditioned on the Engineer's review comments in a letter dated December 13, 2011, the Traffic Engineer's review comments in a letter dated

January 19, 2012, review comments from PennDOT in a letter dated December 19, 2011, Commission approval of any waivers or modifications that may be required and comments from the Planning Board. The motion carried unanimously.

**New Business**

None

**Other Business**

Mr. McGill said he included in the Planning Board information a letter from Kossman Development dated January 11, 2012, granting the municipality an extension of time to take application for a land development application, to February 28, 2012. They are trying to reaffirm LA Fitness' commitment to the site based on the acquisition of Bally's Fitness by LA Fitness.

**Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 28, 2012**, at 7:00 p.m.

**Adjournment**

The meeting was adjourned at 7:30 p. m.