

the infrastructure costs to provide for the building platform over the LRT site. This site has the largest economic impact for the municipality, but is also the most difficult site from a development standpoint. Some of the challenges, besides cost, include a limited staging area, limited hours of work and working above an active LRT station, Shady Drive East resident impact, especially on property values, and visual and traffic impacts.

2) Zamagias property at Washington and Bower Hill roads. The property is owned by Zamagias. An upscale condominium project was approved, but has since been withdrawn, but they continue to look at other developmental options. The Commissioners have indicated they would like to see this property as one of the three sites to be considered for selection. This is a gateway property to the municipality and therefore is highly visible to those entering Mt. Lebanon from that direction.

3) 788 and 794 Washington Road properties, formerly where the Mt. Lebanon Parking Authority was housed. 788 is currently vacant, but 794 houses SHACOG and the Mt. Lebanon Historical Society. These properties were identified in the 1994 Chan Krieger plan, along with the other two properties on Lebanon Avenue towards Florida, to be developed for retail. Since the municipality only owns two of those properties the options are limited. Mrs. Byham said she noticed maintenance being done on the buildings. Mr. McGill answered that the municipality looks at those buildings the same way they look at any other residential building in Mt. Lebanon. The buildings are expected to be kept in good repair.

4) Washington Road South Garage. The municipality controls this site, and there have been several structural analysis done on this site to determine its remaining useful life. When this structure needs to be replaced the municipality loses 305 parking spaces, that serve both the central business district, as well as the 750 Washington Road Condominiums that are next door. When the garage was originally built there had been discussion about having retail space available because of the view from the garage. The parking lot behind the municipality is also owned by the municipality and it has been suggested that the existing parking garage be expanded over the municipal parking lot. If that option is open, then perhaps that aspect of the garage could be done first to provide for some new parking spaces to lessen the impact of taking the south garage out of service during the reconstruction period. Mr. Sabeah asked if there could be a possibility of having an apartment complex on top of the parking garage. Mr. McGill said it would need to be looked into, but wouldn't rule out that option. Mr. Pope asked where the cars currently parked in the garage would go if it had to be torn down. Mr. McGill said nothing has been determined at this time. There had been a suggestion of "decking" the surface lot on Academy Drive, but no decisions have been made. Another possible solution would be if the LRT site were developed then that parking could help alleviate the issue with the south garage. Mrs. Byham asked about the capacity for the northern garage. Mr. McGill said it is filled to approximately 85 to 90%.

5) Castle Shannon Boulevard, Empire Terminal/Bognar. This property is zoned C-2 which provides for mixed use, but the topography of the site presents challenges. There is an intermittent stream that complicates building issues. It has been up for sale as well as

Mr. London moved and Mr. Sabeh seconded to recommend the following development opportunity sites to be included as part of the Comprehensive Plan update: Site #2, the Zamagias property; Site #4, south garage, and Site #8, the Bradley Center. The motion carried unanimously.

**Old Business**

None

**New Business**

- a. Main Line Plan No. 3 - 11th Amendment – a request by the developer of Mainline II Planned Residential Development Plan and the Mainline II Subdivision Plan for preliminary approval and a recommendation for final approval of an amendment to the plan as approved. The requested amendment is a resubdivision of Lot 1 as recorded.

Mr. Donnelly read into the record a letter from Gateway Engineers dated June 8, 2012.

Mr. Sabeh moved Ms. Dunn seconded to grant preliminary approval and recommend final approval for the Main Line No. 3, 11<sup>th</sup> Amendment conditioned on the engineers' review comments in a letter dated June 8, 2012. The motion carried unanimously.

**Citizen Comments**

None

Mr. London asked if Keith was present at the Commission meeting when the field signs ordinance was voted on and asked why Commissioner Kluck voted against it.

Mr. McGill said Commissioner Kluck felt the planning board was correct in its recommendation.

Mr. Pope asked why the planning board hadn't received the amendments that the Commission made to the ordinance.

Mr. McGill asked the solicitor if the minor amendments that the Commission was suggesting needed to come back to the planning board for a recommendation. The solicitor was of the opinion that those changes were not substantial in nature and therefore the ordinance did not need to go back to the planning board for recommendation. One of the changes suggested were related to the backs of the signs be a uniform dark green color.

**Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is Tuesday, July 24, 2012, at 7:00 p.m.

The meeting was adjourned at 8:07 p.m.