

TO: Mt. Lebanon Commission
FROM: Stephen M. Feller, Manager
DATE: May 24, 2013
SUBJECT: Agenda – Adjourned Meeting – May 28, 2013
Call to Order – Pledge of Allegiance to the Flag – Roll Call

MK 1. Citizen Comments.

DB 2. Consideration of the [minutes](#) from the Regular Meeting held May 14 2013. - approved

Recommended Action: Move to approve the minutes.

KL 3. Public hearing on Ordinance ([Bill No. 11-13](#)) amending Chapter XX (Zoning) to Regulate Photovoltaic Systems. – Hearing Conducted

The ordinance provides for specific regulations and definitions for photovoltaic systems as an accessory use in all districts.

Ordinance (Bill No. 11-13) amends the zoning ordinance to allow solar photovoltaic systems in all zones as an accessory use. The ordinance applies to building and ground mounted systems. It adds definitions, and also imposes restrictions relating to location, setbacks, design and installation standards, height, screening, impervious coverage, inspection and safety. The ordinance requires a permit for installation of these systems.

Recommended Action: MK 1. Conduct public hearing.

JB 4. Public hearing a conditional use request by PNC Realty to provide a remote drive-thru bank facility for a property located at 1721 Cochran Road. – Hearing Conducted

The zoning ordinance identifies drive-thru facilities as a conditional use.

The applicant currently operates a branch banking center within the Virginia Manor Shopping Center. PNC Bank proposes to construct a remote drive-thru banking facility on an adjacent lot to accompany their retail banking center. The proposed 600 sq. ft. drive-thru will accommodate an automated teller machine and additional teller lanes as well as two employees. The applicant has submitted traffic analysis in support of the drive-thru facility, and the municipal traffic engineer recommends approval of the Application.

On April 23, 2013, the planning board recommended approval of the conditional use.

Recommended Action: MK 1. Conduct public hearing.

KF 5. Consideration of Ordinance (Bill No. 6-13) accepting the dedication of certain storm sewers in accordance with an agreement between the Woodridge Homeowners Association and the Municipality. - *Removed*

In accordance with the developer's agreement, the Woodridge Homeowner's Association made upgrades to portions of the existing storm sewer system within the development in order for the municipality to consider their acceptance into the public storm sewer system.

The upgrades to the existing storm sewer system have been inspected and recommended for acceptance by the municipal engineer. On February 26, 2013, the planning board also recommended acceptance of the public improvements. This ordinance was introduced March 25, 2013.

Recommended Action: Move to enact Ordinance (Bill No. 6-13).

JB 6. Announcement of Public Hearing on Resolution No. R-8-13 for the transfer of a liquor license to H&R Brothers 3, LLC. – *hearing scheduled*

Changes in state law allow liquor licenses to be transferred between establishments in different municipalities. Prior to submitting the license transfer to the Liquor Control Board, the municipality into which the license is being transferred must hold a public hearing and act on the transfer.

H&R Brothers 3, LLC has a lease for property located at 1695 McFarland Road, Pittsburgh, PA 15216 and is seeking to open a restaurant at this location. H&R Brothers 3, LLC has requested a hearing before the commission for approval of the transfer of a liquor license to this location.

Recommended Action: MK 1. Set the public hearing for June 11, 2013.

KL 7. Consideration of Resolution No. R-9-13 approving financing documents with Branch Banking and Trust. - *approved*

The municipality is leasing a 2013 Jacobsen greens mower for the golf course under a state contract. The mower will cost \$23,944.16, and the interest rate will not exceed 1.99%. The mower is included in the 2013 budget. The resolution is required because the municipality is making a designation of tax-exempt status under the internal revenue code.

Recommended Action: Move to adopt Resolution No. R-9-13.

KF 8. Consideration of a professional services contract for a grant and revenue consultant. - *approved*

On March 26, 2013, the municipality received proposals for a professional services contract involving grant identification, grant writing, and exploration of revenue-generating partnership opportunities. Five proposals were received.

Recommended Action: Move to authorize the proper municipal officials to approve a contract with Heart Resources, LLC, at a total project cost of \$35,000.

DB 9. Consideration of a professional services contract for Public Works Facility Master Planning. - approved

Proposals were opened on April 12, 2013. The purpose of the project is to:

- Guide facility development in the future to meet demand and allow for expansion.
- Increase operational efficiency through organization and proximity of related tasks.
- Evaluate existing facilities to serve current and future needs for: vehicle maintenance, equipment and material storage, service life, fueling station, sign shop, shooting range, salt dome, nursery, ability to provide contractor storage space.
- Provide efficient circulation of vehicles and workflow.
- Ensure site security.
- Estimate costs to make the necessary improvements and evaluate phasing options.
- Study other two-to-five-acre sites in the municipality to serve as satellite sites to support public works operations.
- Consider other uses that have been proposed for a park facility on a portion of the project.

Proposals were received from 10 firms and evaluated by a review committee.

Recommended Action: Move to authorize the proper municipal officials to approve a contract with RSSC Architecture of Wexford, PA in the amount of \$34,000.

JB 10. Consideration of the expenditure list for April totaling \$2,354,074.99. - approved

Recommended Action: Move to approve the expenditure list for April totaling \$2,354,074.99.

KL 11. Departmental reports.- filed

Recommended Action: Ask that the reports be received and filed.

SF 12. Manager announcements.

MK 13. Adjournment.