

TO: Mt. Lebanon Commission
FROM: Stephen M. Feller, Manager
DATE: June 7, 2013
SUBJECT: Agenda – Regular Meeting – June 11, 2013

Call to Order – Pledge of Allegiance to the Flag – Roll Call

MK 1. Presentation by Chief McDonough regarding the Mt. Lebanon Police Officer of the Year, Paul Petras.

Recommended Action: Ask Chief McDonough to present the award.

MK 2. Citizen Comments.

JB 3. Consideration of the [minutes](#) from the Adjourned Meeting held May 28, 2013. - approved

Recommended Action: Move to approve the minutes.

MK 4. Report by Junior Commissioner Mark Klemencic.

DB 5. Public hearing and consideration of Resolution No. [R-8-13](#) for the transfer of a liquor license to H&R Brothers 3, LLC.- Hearing Conducted

State law allows 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. Conduct the public hearing.
DB 2. Move to adopt Resolution No. R-8-13.

KF 6. Consideration of Ordinance ([Bill No. 11-13](#)) amending Chapter XX (Zoning) to Regulate Photovoltaic Systems.- approved

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.

Ordinance (Bill No. 11-13) was introduced May 14, 2013, and the public hearing was held May 28, 2013.

Recommended Action: Move to enact Ordinance (Bill No. 11-13).

KL 7. 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.- approved

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 8. Consideration of a conditional use request by PNC Realty to provide a remote drive-thru bank facility for a property located at 1721 Cochran Road.- approved

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.

The conditional use was introduced May 14, 2013, and the public hearing was held May 28, 2013.

Recommended Action: Move to approve the conditional use request.

KF 9. Consideration of final approval for PNC Bank Virginia Manor Shops Land Development Plan.- approved

At its meeting on Tuesday, April 23, 2013 the Mt. Lebanon Planning Board voted in favor of a motion to recommend final approval for The PNC Bank Virginia Manor Shops land development plan conditioned on the Engineer's review comments in a letter dated April 9, 2013, the Traffic Engineer's review comments in a letter dated April 4, 2013, and approval of the conditional use application for a drive-thru facility.

All engineering comments have been satisfied or included in the plan.

Recommended Action: Move to grant final approval for PNC Bank Virginia Manor Shops land development plan conditioned on the execution of a development agreement within 90 days.

**DB 10. Consideration of a license agreement with the Port Authority of Allegheny County.-
*approved***

Mt. Lebanon maintains a storm sewer system, part of which is located adjacent to Castle Shannon Boulevard in proximity to the Port Authority's light rail right-of-way, located to the west of Shady Drive East. Mt. Lebanon desires to replace and relocate a section of the storm sewer. Under this agreement, the Port Authority will allow the Municipality to make the improvements and maintain the facility.

Recommended Action: Move to authorize the proper municipal officials to execute the license agreement.

KL 11. Consideration of Appointments to Boards and Authorities.- *approved*

Recent resignations from municipal volunteer boards have caused vacancies that need to be filled.

Recommended Action:

SF 12. Manager announcements.

MK 13. Adjournment.