

**MT. LEBANON PLANNING BOARD
TUESDAY JUNE 25, 2013
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER**

AGENDA

1. Minutes

- a. April 23, 2013, meeting

2. Old Business

- a. None

3. New Business

- a. Request for a recommendation for Conditional Use approval for a Place of Worship — Solid Rock AOH Church of God has an agreement of sale for a property located at 698 Country Club Drive. The property is zoned R-2 Single-family Residential District. Chapter XX of the Mt. Lebanon Code, Zoning, Section 203.3.3 identifies Places of Worship as a conditional use in this district. The property was formerly occupied by Our Savior Lutheran Church.
- b. 1105 Bower Hill Road — a request by Kelly Bareford to change the usage of the building from what was originally approved.

The former Cookie Bouquet/Cookies by Design Building and related off-street parking, located at 1105 Bower Hill Road was granted approval on November 28, 1994. This approval was conditioned on the following usage of each floor of the building:

Basement: baking equipment, coolers and related equipment

First Floor: sales area, office, employee lounge and garage

Second Floor: records and product storage

It was further stated that if the owner proposes to change the usage of any floor, the owner must apply for a revised site plan approval reflecting such change.

An amended site plan was approved in 2003 to allow an increase in the size of the office area and to accommodate an office and display area related to the sale of kitchen cabinets.

As part of that approval it was stated that if the owner proposes to change the usage of any floor, the owner must apply for a revised site plan approval reflecting such change.

This application proposes to change the usage of the first floor by the addition of a small seating area and a second accessible toilet area in addition to retaining a retail area.

- c. Request for a recommendation for Conditional Use approval by Mt. Lebanon Municipality for a 25-car parking lot to provide parking for Brafferton Park. The Mt. Lebanon Code, Chapter XX, Zoning, Section 403.3.8, identifies *Parking Lots* of ten (10) or more spaces as a Conditional Use in the OS-A Open Space Active District.
- d. Recommendation on the proposed Mt. Lebanon Comprehensive Plan — In accordance with Section 302 (a) of the Pennsylvania Municipalities Planning Code (MPC), the planning board shall hold at least one public meeting prior to forwarding the proposed comprehensive plan or amendment thereof to the governing body.

4. Citizen Comments

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, July 23, 2013**, at 7:00 p.m.

6. 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 412-343-3684.