

APPROVED

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

DATE: Tuesday, April 23, 2013

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Bill Pope, Dennis Pittman

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Dan Deiseroth

Agenda Items:

Minutes of the March 26, 2013, Planning Board meeting. Mr. Pittman moved and Mr. Sabeh seconded to approve the March 23, 2013, Planning Board minutes. The motion carried unanimously.

Other Business

Reorganization of the Planning Board. Mr. Pittman moved and Mr. Sabeh seconded to nominate Rick Sabeh as Planning Board chairperson, Dennis Pittman as vice-chairperson and Jackie Dunn as secretary. The motion carried unanimously.

Old Business

None

New Business

- a. Riley Plan of Lots – a request for preliminary approval and a recommendation for final approval for a subdivision plan for a property line adjustment between existing adjacent lots located on Vallevista Avenue.

The property owner of 825 Vallevista Avenue and an adjacent vacant parcel is requesting a lot line adjustment between the properties. No new lots are being created.

Mr. Deiseroth said they are taking multiple lots, dividing one in half and adding it to the other two lots which will then allow the two lots to meet minimum width requirements. Both lots would be 7,200 square feet. A new home can now fit in the empty lot. Mr. Deiseroth read into the record a letter from Gateway Engineers dated April 9, 2013.

Mr. Pope asked about the identification numbers of the properties.

Mr. Deiseroth said some of the numbers represent lot and block, which are for the county tax records. Although on a plan of lots there are three lots, according to the county there are two parcels with lot and block numbers.

Mr. Pope asked for clarification from Mr. Deiseroth's letter, comment no. 3.

Mr. Deiseroth indicated they need to have some indication of a non-conformity on the plan.

Mr. Pittman asked if the boundary between lots 140 & 141 is a retaining wall, and is the planning board responding to that.

Mr. Deiseroth said it should be labeled as an encroachment; it is an existing condition.

Citizen Comments

There were no citizen comments.

Mr. Pope moved and Mr. Pittman seconded to grant preliminary approval and recommend final approval for the Riley Plan of Lots subdivision application conditioned on the engineer's review comments in a letter dated April 9, 2013. The motion carried unanimously.

- b. Request for preliminary approval and a recommendation for final approval for a land development plan to construct a remote drive-thru bank facility. – The applicant, PNC Realty currently operates a branch banking center within the Virginia Manor Shopping Center. The applicant would construct an approximately 600 sq. ft. drive-thru only remote bank facility on an adjacent lot to accommodate an automated teller machine and additional teller lanes. The drive-thru will accommodate two employees.
- c. Request for a recommendation for Conditional Use approval by PNC Realty. The Mt. Lebanon Code, Chapter XX, Zoning, Section (303.3.4) identifies a Drive-Thru as a Conditional Use in the C-2 Community Commercial District subject to the Additional Requirements for Specified Uses in §611.

Mr. McGill said according to the Subdivision and Land Development Ordinance, Section 1201.2 states that in a case of land development which proposes a change of use from an existing building, and addition to an existing building, or the construction of a single non-residential building on a lot on which new construction is less than 1,000 square feet of gross floor area—which this project is—the requirement to submit separate applications for preliminary and final approval may be waived by the planning board, provided all the applicable information required by §504 and §507 of this chapter is provided in the application for approval of the land development. If such waiver is granted, the procedure for granting combined preliminary and final approval of the land development shall follow the procedure for granting final approval of a land development specified in §506 through §514 of this chapter.

John Frydrych, architect from R.A. Smith National, gave a presentation describing the project. The PNC remote drive-thru at Virginia Manor would sit on a vacant piece of property adjacent to the All-State building. The trees that are currently on the site will be preserved during construction and are part of the final landscape design. There would be two employees at this drive-thru.

Mr. McGill read into the record a letter from Trans Associates dated April 4, 2013.

Mr. Sabeh asked that the letter from Gateway Engineers, dated April 9, 2013, be incorporated into the record.

Mr. Deiseroth said Mr. Frydrych has done a good job of taking care of any issues brought up by Gateway. They have provided sufficient stacking for the lanes. They have provided for a rain garden that should take care of storm water management. They are still investigating the best connection area for the sanitary sewers.

Mr. Pittman asked about the storm water management plans.

Mr. Frydrych said the rain garden would take care of the majority of runoff from the site.

Mr. Sabeh asked how the water would be getting to the rain garden.

Mr. Frydrych showed where the rain garden would be located and the direction of the flow of water.

Mr. Sabeh asked if there was a possibility of erosion within the rain garden.

Mr. Deiseroth indicated the water would be contained within the garden.

Mr. Pope asked about the parking requirements.

Mr. McGill explained the existing conditions and how this project meets the requirements.

Mr. Frydrych said two spots in front of the All-State building would be used as a turn around. There will be a gated area which would be accessible to the All-State employees only.

Mr. Pope asked if the ATM machine would be a 24-hour drive-up lane.

Mr. Frydrych indicated it was, with adequate lighting. The lighting dims when there's no traffic and a motion sensor brings the lights up when there is movement.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Pope seconded to grant preliminary approval and recommend final approval for the PNC Bank at Virginia Manor Drive-Thru conditioned on the engineer's comments in a letter dated April 9, 2013, the traffic engineer's review comments in a letter dated April 4, 2013, Commission approval of any waivers or modifications that may be required, and comments from the Planning Board. The motion carried unanimously.

Mr. Pope moved and Mr. Pittman seconded to recommend approval of the Conditional Use application for a Drive Thru Bank Facility for a property located at 1721 Cochran Road conditioned on the engineer's review comments in a letter dated April 9, 2013, and comments from the Planning Board. The motion carried unanimously.

- d. Request for a recommendation on An Ordinance of Mt. Lebanon, Pennsylvania, amending the Zoning Ordinance to Regulate Photovoltaic Systems.

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

Mr. McGill said the current zoning ordinance is silent to these types of applications; there are several in the community, which have been treated as accessory structures or uses. A larger initiative started last year based on a grant. The goal is to provide uniform regulations for these installations so as an installer is going from one community to the next the regulations for these applications would be somewhat uniform. There is second effort underway in neighboring communities such as Baldwin, Carnegie and Collier. Upper St. Clair and Monroeville have adopted similar ordinances. The ordinance applies to all zoning districts, building and ground-mounted systems, imposes restrictions regarding location, setback, design, etc., and clarifies permit requirements for applications.

Mr. Sabeh asked if this would take PV out of an accessory use.

Mr. McGill said it allows for them as an accessory use.

Citizen Comments

Heather Sandman, 2400 Oxford Drive, asked if this would be for residential and commercial.

Mr. Sabeh said it is.

Mr. Pittman moved and Mr. Pope seconded to recommend the ordinance as proposed with the inclusion of thermal solar systems, final definitions to be provided by the municipal solicitor. The motion carried unanimously.

Citizen Comments

There were no citizen comments.

Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Wednesday, May 29, 2013**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:45 p.m.