

**APPROVED**

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

**DATE:** Tuesday, November 26, 2013

**TIME:** 7 p.m.

**PLACE:** Mt. Lebanon Municipality – Commission Chambers

**BOARD MEMBERS PRESENT:** Rick Sabeh, Jackie Dunn, Dennis Pitman, Bill Pope

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

**Agenda Items:**

Minutes of the October 22, 2013, Planning Board meeting. Mr. Pittman moved and Mr. Pope seconded to approve the October 22, 2013, Planning Board minutes. The motion passed unanimously.

**Old Business**

None

**New Business**

- a. Request for a recommendation from the Mt. Lebanon Planning Board for the purchase of 1340 Cedar Boulevard, an existing single family home adjacent to the existing Public Works Facility and Robb Hollow Park for the purpose of improving utility of the site.

Mr. McGill said this is a single-family home at Cedar Boulevard and Gilkeson Road, abutting the public works property. The owner passed away and the property became available for the municipality to purchase. The municipality is in the process of doing a public works master plan and the location of the property offers additional utility for the site. The municipality's planning code requires the planning board make a recommendation related to this purchase. This recommendation fits in with the general goals of the Comprehensive Plan as the acquisition of this property would provide more flexibility of the public works site for future use.

Mr. Pittman asked if there is a time-frame to purchase the property.

Mr. McGill said the municipality could close on the property by the end of the year.

Mr. Sabeh asked if access to the property would be changed.

Mr. McGill said access to the property would improve. The property sits on the radius at Gilkeson and Cedar; the municipality owns the abutting property and there could be a better site line to the property.

Mr. Sabeh asked if public works is in favor of this purchase.

Mr. McGill said Tom Kelley, director of public works, is supportive.

Ms. Dunn asked if the municipality would be consolidating the two properties.

Mr. McGill said it is not necessary at this time, but public works may consider that at a later time.

Ms. Dunn moved and Mr. Pittman seconded to recommend the purchase of 1340 Cedar Boulevard, an existing single family home adjacent to the existing Public Works Facility and Robb Hollow Park for the purpose of improving the utility of the site. This purchase is consistent with the Elevate Mt. Lebanon, the adopted Comprehensive Plan, systems goal of continuing to provide high quality public services with greater efficiencies and prioritized upgrades. The motion passed unanimously.

- b. Request for a recommendation on An Ordinance of Mt. Lebanon, Pennsylvania. Amending the Zoning Ordinance to Regulate Breweries and Brewpubs.

Ordinance (Bill No. 13-13), is an ordinance amending Chapter XX (Zoning) of the Mt. Lebanon Code. This Ordinance adds a new Section 631 to permit and regulate Breweries in the C-2 District and Brewpubs in the C-2 and CBD Districts. The Ordinance: adds definitions; parking requirements; floor area limits; parking and loading requirements; and other requirements.

Mr. McGill said there have been requests for new uses in the commercial markets and the municipality needs to examine current ordinances when these requests come in. Currently the municipality is treating these applications as either restaurants or a bar/tavern use. In looking at some of the operational components for these uses, and in discussions with the solicitor and zoning officer, they felt they could do a better job of defining these specific uses and creating associated parking/floor area ratio, making sure they are controlling the type of traffic associated with the brewery use. If a use is not provided for in the zoning ordinance then the applicant has the freedom to place that use wherever they would like to within the municipality.

Mr. Pope asked about parking regulations for on- and off-street parking.

Mr. McGill said the parking regulations depend upon the zoning ordinance and the location of the brewpub. The majority of the parking must be on-site, but there is provision in the ordinance that if a use is located within 1,000 feet of an existing transit stop, then there is the ability for a credit in the reduction of on-site parking based on that

proximity. There is also the ability to get credit for on-street parking as long as it is on a major arterial and not a residential street.

Mr. Pittman asked if hours of operation are controlled by Mt. Lebanon or the Liquor Control Board (LCB).

Mr. McGill said serving alcohol is controlled by the LCB; the hours of operation are controlled by the store owner/operator in the central business district. He is not aware of a 24-hour brewpub in the area. The only place Mt. Lebanon controls hours of operation is in the C-1 Business District, which are neighborhood commercial districts. These uses are not being recommended for that district. The hours of operation in that district are 6 a.m. to 11 p.m.

Ms. Dunn asked if the Galleria was a C-2 district.

Mr. McGill said it is; it is considered a highway/commercial area.

Ms. Dunn asked where the 15,000 gallon restriction came from.

Mr. McGill said the solicitor investigated several surrounding communities and provided that number.

Mr. Sabeh asked for definition clarification between bars and brewpubs.

Mr. McGill said bars are not permitted in the C-1 Business District, or neighborhood, only restaurants. These restrictions would be the same for brewpubs.

Mr. Sabeh asked if parking for a brewpub would be the same as parking for a bar.

Mr. McGill said according to the zoning ordinance a bar must have 10 parking spaces per 1,000 square feet of net floor area; a brewpub would require 12 spaces per 1,000 square feet of gross floor area. A sit-down restaurant is required to have 12 spaces per 1,000 square feet of net floor area.

Mr. Pitman moved and Ms. Dunn seconded to recommend the ordinance as proposed. The motion carried unanimously.

Mr. McGill said there are no applications for December, therefore no meeting is needed. He said he would prepare an update to the Commission on the current status of the adopted Comprehensive Plan and some related action items that are included. He will send that to the Planning Board for their review and comments then provide it to the Commission in their December packet. He recommended that going forward the board do an annual review of the Comprehensive Plan at the May planning board meeting, which will allow the Commission to have the information while they are going through the Capital Improvement Plan and budget processes.

**Citizen Comments**

Matt Kluck, 174 Parkridge Lane, said this is his last planning board meeting as the Commission liaison. He thanked the board for their time and making serious decisions for planning of the community. He said it was a pleasure to serve with them, Keith and Dan Deiseroth.

**Next Meeting** - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, January 28, 2014**, at 7:00 p.m.

**Adjournment**

The meeting was adjourned at 7:25 p.m.