

**MINUTES OF THE ADJOURNED MEETING FEBRUARY 24, 2014
OF THE MT. LEBANON COMMISSION**

The Commission of Mt. Lebanon, Pennsylvania, held an Adjourned Meeting that began at 8 P.M., on Monday, February 24, 2014, at the Municipal Building, 710 Washington Road. President Linfante called the meeting to order and led in the Pledge of Allegiance to the Flag. Manager Stephen M. Feller called the roll. Present were Commissioners John Bendel, Dave Brumfield, Kelly Fraasch, Steve Silverman, and Kristen Linfante. Also present were Chief of Police McDonough, Public Works Director Kelley, Recreation Director Donnellan, Assistant Finance Director Weinstein, Planning Officer McGill, Business District Officer Milliron, Assistant to the Manager Cross, and Inspections Officer Berkley. Also present were Phil Weis of the solicitor's office and Dan Deiseroth of the engineer's office.

CITIZEN COMMENTS

Wayne Jones of 1287 Lakemont Drive, member of the Parks Advisory Board, had concerns with the public works yard housing utility contractors' equipment and work trailers.

Kimber Schevtchuk of 519 Lyndhurst Avenue spoke about artificial turf.

Pam Burrett of 302 Inglewood Drive also spoke about the equipment at the public works yard.

Ron Block of 266 Woodhaven Drive also spoke about the public works yard.

Tom Schevtchuk of 519 Lyndhurst Avenue spoke about the public works yard and wanted the area to be "reclaimed" for Robb Hollow Park.

**CONSIDERATION OF THE MINUTES FROM
THE REGULAR MEETING HELD FEBRUARY 11, 2014**

Mr. Bendel moved and Ms. Fraasch seconded to approve the minutes. The vote was called. The motion passed unanimously.

REPORT BY JUNIOR COMMISSIONER DANIELLE DEISEROTH

Ms. Deiseroth spoke about the high school renovation project and various programs at the high school. She also spoke about a wrestler who broke a school record, the girls' track team, one of the science teams, the speech and debate team, and four forensic students qualifying for the Pennsylvania championship.

**PUBLIC HEARING ON ORDINANCE (BILL NO. 2-14), A REZONING
REQUEST FROM RESIDENTIAL RESOURCES AND GREEN DEVELOPMENT,
INC. TO REZONE LOT AND BLOCK 97-F-185, HAVING A STREET ADDRESS
OF 2904 CASTLEGATE AVENUE, MOST FORMERLY KNOWN AS THE
BRADLEY CENTER FROM R-2 SINGLE-FAMILY RESIDENTIAL
DISTRICT TO R-4 MULTI-FAMILY-MIXED RESIDENTIAL DISTRICT**

Mr. Brumfield said on January 28, 2014, the Planning Board recommended approval of the Residential Resources and Green Development request to rezone property from R-2 to R-4.

Ordinance (Bill No. 2-14) was introduced on February 11, 2014.

Ms. Linfante declared the public hearing opened.

Municipal Planner Keith McGill explained the current zoning of the property and also what the proposed zoning change could entail, adding that the proposed change is consistent with the municipality's comprehensive plan. He added that notification of the public hearing appeared in the Post-Gazette on February 6 and 13, signs were posted in the area on February 14, letters were mailed to residents within 200 feet of the property, the City of Pittsburgh planning department was notified, as was Councilwoman Natalie Rudiak and Dormont Borough. He added that while the current zoning is R-2, the bulk of the development in the area is for other uses, including a high school, Salvation Army center, and senior care facility.

Angela Gaito-Lagnese of 2862 Castlegate Avenue spoke against the zoning change, stating that she had concerns with renters who have a lower community commitment, in addition to increased noise, traffic, transients, graffiti, destruction, vandalism, crime and violence. She believed that the possibility of developing multiple-unit dwellings would put the neighborhood at risk for numerous negative outcomes and could lower the value of the surrounding homes.

Ken Joseph, an attorney with Pepper Hamilton, stated that he was attending on behalf of Green Development. He stated that this site has been on the market for several years, and it has been determined that this parcel cannot be developed profitably with an R-2 zoning. He stated that this site is one of only a few in Mt. Lebanon that is ready for redevelopment. He stated that the comprehensive plan recommended much more for this site than what is permitted under an R-4 zoning.

Ernest Sota stated that the buildings on the property in question are in such disrepair that they cannot be renovated. If the buildings are torn down, every precautionary measure will be taken in regard to asbestos abatement and other issues. He believed that R-4 zoning would have less impact on the community than what was proposed in the comprehensive plan.

Ben Kelly of Oxford Development stated that they were looking at various options for this parcel of land, including the possibility of senior housing and single-family homes.

Liz Merrell of 933 Dorchester Avenue spoke in support of the zoning change.

Mr. Brumfield stated that while he understands the concerns of the neighbors, the property is currently blighted.

Ms. Fraasch stated that she lives on a street with a lot of rental property, and she has found that renters do take pride in the community.

Because there were no further comments, Ms. Linfante declared the public hearing closed.

CONSIDERATION OF RESOLUTION NO. R-5-14

Ms. Fraasch said the Municipality was awarded a \$65,100 grant from PennDOT to provide for the engineering and construction costs associated with safety improvements for mid-block crossing and a new flashing beacon on Washington Road by Washington Elementary School. To accept the grant award the Commission must approve the grant by resolution and authorize the Manager to execute a grant agreement with the Pennsylvania Department of Transportation.

Ms. Fraasch moved and Mr. Bendel seconded to adopt Resolution No. R-5-14 and authorize the Manager to execute a grant agreement with PennDOT in the amount of \$65,100. The vote was called. The motion carried unanimously.

CONSIDERATION TO PURCHASE THREE POLICE VEHICLES

Mr. Silverman said the police department has budgeted for the purchase of three Ford Police Interceptor Utility vehicles. The vehicles were bid through the South Hills Area Council of Government (SHACOG) joint purchasing programs as follows:

2014 Ford Police Interceptor Utility

Woltz & Wind	Day	Kenny Ross	New Holland	Tri Star	Whitmoyer
\$26,189	\$26,274	\$26,288	\$26,501	\$26,515	\$27,075

The total price for three vehicles from Woltz & Wind Ford, the low bidder, is \$78,567. The budget for this purpose totals \$87,500.

Mr. Silverman moved and Mr. Brumfield seconded to award the bid for the three vehicles through the SHACOG joint purchasing program to the low bidder, Woltz & Wind Ford, at a total price of \$78,567. The vote was called. The motion carried unanimously.

**CONSIDERATION OF THE EXPENDITURE
LIST FOR JANUARY TOTALING \$6,680,920.24**

Mr. Bendel moved and Ms. Fraasch seconded to approve the expenditure list for January totaling \$6,680,920.24. The vote was called. The motion carried unanimously.

DEPARTMENTAL REPORTS

Mr. Brumfield asked that the reports be received and filed.

MANAGER ANNOUNCEMENTS

Mr. Feller stated that prior to tonight's meeting, the commission met in executive session and discussed the sale of property and other legal issues with the solicitor. The commission will meet and tour the MRTSA Cypress Way facility on Monday, March 3, at 6 p.m. The next regular meeting of the commission is scheduled for Tuesday, March 11, 2014, at 8 p.m. Following this meeting, the commission will go back into discussion session to review issues including Robb Hollow improvements, overnight parking and rodent control.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.