

APPROVED

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

DATE: Tuesday, April 22, 2014

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Jackie Dunn, Dennis Pitman

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Matt Bagaley

Agenda Items

Minutes of the March 25, 2014, Planning Board meeting. Mr. Pittman moved and Ms Dunn seconded to approve the March 25, 2014, Planning Board minutes. The motion passed unanimously.

Other Business

- a. Reorganization of the Planning Board. Mr. Pittman moved and Ms Dunn seconded to nominate Rick Sabeh as Planning Board Chairperson; Ms Dunn moved and Mr. Sabeh seconded to nominate Dennis Pittman as Vice-Chairperson, and Mr. Sabeh moved and Mr. Pittman seconded to nominate Jackie Dunn as Secretary. The motions passed unanimously.
- b. Wildcat/Middle fields Turf Project — update on proposed improvements to Wildcat and Middle fields.

The purpose of this project is to: replace the existing grass surface fields with an artificial turf field to increase availability for sports activities.

The adopted Comprehensive Plan under Resources states as a Goal: Enhance the municipality's provision of natural and civic amenities for those of all abilities and ages.

The objective of this goal is to maintain adequate active and passive space and recreation facilities to meet the needs of the community. One of the associated actions is to evaluate all alternatives that would make additional field space available to youth sports activities including addressing athletic field needs in the community to lessen stress on existing fields such as, but not limited to, installing artificial turf and lights at Wildcat and Middle fields or alternatively, constructing athletic fields at Robb Hollow and Cedar Boulevard.

Mr. Sabeh said this is a non-voting item.

Mr. McGill said this was included because it is an item in the adopted Comprehensive Plan. He said the board had been provided with information from Gateway related to a summary of the design activity and the upcoming design tasks, the appropriate language from the Comprehensive Plan, as well as a copy of the Commission meeting minutes from their meeting dated November 25, 2013, where they voted to allocated \$750,000 in municipal funds for the turf project. An additional \$250,000 is to be raised from non-municipal funds. The motion passed by a 3-to-2 vote and the Commission will be moving forward with the project. Dates regarding this project are as follows: there is a neighboring residents meeting scheduled for April 24; the final design is scheduled for completion by May 5; there will be an update at the April 28 Commission meeting; a fundraising update is due by May 13 with advertising for bids following in mid-May; bids would be due in mid-June with the contract awarded late June to early July; the construction time-frame is late August through October.

Mr. Bagaley said the design is moving forward with various alternates being considered for the materials. The lighting and irrigation are still in the works, but there is no new lighting proposed at this point. The existing lighting is what's planned so far, but there is a plan to install new conduit for possible lighting in the future. Some of the amenities proposed are water fountains, upgraded bleachers and improved fields. A clay surface is proposed for the pitchers' mound and the proposed soccer and lacrosse fields would be located in such a way that they would not impact the pitchers' mounds.

Old Business

None

New Business

- a. Hamilton Terrace Consolidation Plan — The property owner of 1316 Terrace Drive is requesting preliminary approval and a recommendation for final approval of a consolidation plan for adjacent lots located on Terrace Drive and Washington Road.

Mr. McGill said this is a consolidation of existing properties on Terrace Drive that has frontage along Washington Road. The owner is seeking to consolidate two separate lots into one in order to allow him the opportunity to put an addition on in the future. This request has been reviewed by the municipal engineer with a comment regarding the building line as shown on the recorded plan. The applicant has provided evidence of that plan and it corresponds to the information they submitted.

Mr. Sabeh said the municipal engineer's review letter dated April 10, 2014, is accepted into the record. He asked if the lot formerly known as Lot 10 had ever built.

Mr. McGill said to his knowledge it has always been vacant.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Ms. Dunn seconded to grant preliminary approval and recommend final approval for the Hamilton Terrace Consolidation Plan application conditioned on the

engineer's review comments in a letter dated April 10, 2014. The motion passed unanimously.

- b. Concordia of South Hills, 1300 Bower Hill Road proposed multi-purpose room addition — Request for preliminary approval for a land development plan to construct an approximately 1,400-square-foot building addition to increase the size of the existing multi-purpose room. The addition will serve the existing resident population.

Mr. Bagaley said read into the record a letter from Gateway Engineers dated April 10, 2014.

Mr. McGill read into the record a letter from Trans Associates dated March 31, 2014.

Ms. Dunn asked where this new addition would be going in conjunction to the previous addition.

Mr. Pittman asked what the implementation period would be.

Mr. McGill said this is a request for a recommendation preliminary approval. They will need to come before the planning board for a recommendation for final approval as well as a recommendation for conditional use. They will need to go through the complete request for a conditional use including a public hearing. It will probably be late fall before the process is complete and they can begin construction.

Mr. Sabeh said both 1,300-square-feet and 1,400-square feet are referenced. He asked which amount is correct.

Mr. Bagaley said the application and letter referenced 1,400-square feet, and it should be clarified.

Mr. Dave Kalina, Liadis Engineer, representing Concordia, said the project is still being designed and he needs to have a conversation with the architect to get a precise area.

Mr. McGill said the outstanding comments from the municipal engineer would need to be addressed, including the total square footage in the submission for a recommendation for final approval.

Citizen Comments

There were no citizen comments.

Ms. Dunn moved and Mr. Pittman seconded to grant preliminary approval of the Concordia of South Hills Proposed Multi-Purpose Room Addition conditioned on the engineer's comments in a letter dated April 10, 2014. The motion passed unanimously.

- c. Request for preliminary approval and a recommendation for final approval for Site Plan approval for 788 Washington Road for use as an office. The Mt. Lebanon Code, Chapter XX,

Zoning, Section 401.3 identifies *Offices, excluding Medical Facilities* as an Authorized Use subject to Site Plan review in the OB-Office Boutique Overlay District.

Mr. McGill said this is the former parking authority property that was recently sold. Debra Parrish purchased the property and would like to move her law practice into this building, which is a permitted use in the OB-Office Boutique Overlay. This overlay was enacted last year and provides for this use in this district. This is an existing structure with the bulk of the changes taking place inside of the structure. The board was provided with plans that will be changing, as well as there being a number of outstanding items that need to be addressed for this plan to move forward.

Mr. Bagaley read into the record a letter from Gateway Engineers dated April 17, 2014.

Ms. Dunn asked for clarification regarding a wall mentioned in the letter.

Mr. Bagaley said a wall may need to be designed for the parking spaces.

Mr. SabeH asked about one parking space being street parking.

Mr. McGill said the zoning ordinance provides that an applicant may meet up to 20% of their required parking through available on-street parking as long as that on-street parking is on a collector or arterial street. This applicant has chosen to exercise that option.

Mr. SabeH asked for a definition of net area vs. gross area.

Mr. McGill read from the zoning ordinance the definition of "floor area net."

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Ms. Dunn seconded to table any action on the Site Plan application for 788 Washington Road for use as an office to allow the applicant time to address the engineer's review comments in a letter dated April 17, 2014. The motion passed unanimously.

Citizen Comments

Elaine Gillen, Vallevista Avenue, expressed her concerns and opposition to the turf project. She is concerned with the chemicals used and the hidden dangers to the children who will be using it.

Bill Lewis, 816 Ridgeview Drive, said this is phase one of a multi-year, multi-project that started last year with the construction of 35 parking spaces near the batting cages, and that 58 additional spaces are planned. He questioned the lighting and storm water issues. He is concerned about where the water from the fields and the parking will be going. He said this is a major undertaking costing close to one million dollars, and he encouraged the planning board to be diligent and ask questions.

Nick Meduho, 101 Castle Shannon Boulevard, voiced concerns with the lack of information being distributed to the public, the lack of public input, and the cost of this project.

Mr. Sabeh said this project has been included in the comprehensive plan. The planning board does not have the authority to look at cost, but can only look at whether this project falls within the comprehensive plan and that it meets the municipal code. The sports advisory board and the commission are the ones who address the type of field to be used.

Charlotte Stevenson, 110 Crescent Drive, said she feels there is an element of interpretation for what the comprehensive plan states, and she does not agree with the current interpretation. She is concerned with the effect turf will have on children playing on that surface. She had an information handout that she provided to the planning board.

Rege McDonough, 1118 Cedar Boulevard, is concerned the rain runoff will be going into his backyard. He is concerned with the increased rain water run off because of the newly paved parking and the proposed additional parking.

Jeff Heiskell, 217 Vee Lynn Drive, does not support the turf project. He feels it will adversely affect the neighborhood.

Frank Hutton, 111 Vernon Drive, opposes the turf project.

Kerry Descalzi, 805 North Meadowcroft, thinks the planning board should play a larger role in Mt. Lebanon. She is concerned about the impact on children that an artificial turf will have. She feels this is a gateway to Mt. Lebanon and thinks it will negatively impact the municipality.

Mr. Lewis, said he's heard there is a project establishing rain gardens along Cedar Boulevard that could be in the works. This project would be to help reduce storm water flow to Painters Run Creek. The intersection at Morgan and Greenhurst drives and Cedar Boulevard is at its capacity and there is flooding. The storm water pipes are the largest available and additional water could over tax the system.

Mr. McGill said there is a neighboring residents meeting, April 24, at the fields; there will be a presentation at the April 28 commission meeting during the discussion session. Citizen's comments do not take place during the discussion session, but there is a time at the beginning of the commission meeting when citizen's comments are permitted. The Environmental Sustainability Board will be hosting a meeting related to some of the potential health risks of artificial surfaces, on Wednesday, April 30, in the municipal building. Advertisement for bids are tentatively scheduled to go out on May 15, are due back around June 17 with the contract awarded sometime between June 17 and July 8. Construction should begin approximately August 1 and should end towards the end of October. Non-municipal funds need to be cash-in-hand before the contract is awarded. The municipality has allocated approximately \$750,000 with \$250,000 needing to be raised through non-municipal funds.

Kelly Fraash, Ward 5 Commissioner, said the planning board is an advisory board, but the commission ultimately has the vote. She said she would like to see the commission increase the size of resident notification around a project increased from 200 feet to 300 feet.

Charlotte Stevenson, 110 Crescent Drive, thanked the planning board for allowing the residents to speak. She e-mailed the commissioners with her concerns, and is disappointed with the lack of response.

Mr. Sabeah said the planning board is a recommending body only and is only able to make recommendations based on what is in the zoning ordinance and the comprehensive plan. The planning board is not permitted to bring their own personal opinions into their recommendations.

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

Adjournment

The meeting was adjourned at 8:30 p.m.