

**MT. LEBANON PLANNING BOARD
TUESDAY, JULY 22, 2014
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER**

AGENDA

1. Minutes

- a. June 24, 2014, meeting

2. Old Business

- a. None

3. New Business

- a. Request for a recommendation for preliminary approval for a land development plan – St. Clair Hospital is requesting preliminary approval of a land development plan for the construction of a one-story, 7,425-square-foot utility building to house mechanical equipment. The building will be located north of the existing Emergency Department.
- b. Request for a recommendation on An Ordinance of Mt. Lebanon, Pennsylvania.

Ordinance (Bill No. 8-14), is An Ordinance requiring all Persons, Partnerships, Businesses and Corporations to obtain a permit for any construction or development; providing for issuance of such permits; setting forth certain minimum requirements for new construction and development within areas of the municipality which are subject to flooding; and establishing penalties for any persons who fail, or refuse to comply with, the requirements or provisions of this ordinance

While the ordinance is not an amendment to the Zoning or Subdivision and Land Development Ordinance it does impact the development of land within areas of the municipality that are subject to flooding and therefore a recommendation is being requested from the Planning Board.

Prior to September 26, 2014, communities are required to adopt floodplain management regulations that meet the standards of the NFIP regulations. The ordinance as proposed meets these requirements.

- c. Request for a recommendation on an Ordinance of Mt. Lebanon, Pennsylvania amending the Zoning Ordinance regarding Fence Design.

The ordinance would permit a Shadowbox Fence up to six (6) feet in height in all districts. A Shadowbox Fence is one where the boards are placed on either side of the fence rail, spaced so they block vision but still allow airflow through the fence.

4. Citizen Comments

5. **Next Meeting** - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, August 26, 2014**, 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.