

**APPROVED**

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

**DATE:** Tuesday, June 24, 2014

**TIME:** 7 p.m.

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

**BOARD MEMBERS PRESENT:** Rick Sabeh, Bill Pope, Suzanne Sieber

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

**Agenda Items**

Minutes of the May 28, 2014, Planning Board meeting. Ms. Sieber moved and Mr. Pope seconded to approve the May 28, 2014, Planning Board minutes. The motion carried unanimously.

**Old Business**

None

**New Business**

- a. Concordia of South Hills, 1300 Bower Hill Road, proposed multi-purpose room addition. Request for a recommendation for final approval for a land development plan to construct an addition to increase the size of the existing multi-purpose room. The addition will serve the existing resident population.
- b. Request for a recommendation for Conditional Use approval for an addition to an existing Continuing Care Facility – Concordia Lutheran Ministries of Pittsburgh is requesting conditional use approval for a property located at 1300 Bower Hill Road. The property is zoned R-2 Single-family Residential District with a CC-Continuing Care Overlay. Chapter XX of the Mt. Lebanon Code, Zoning, Section 405.3.2, identifies Continuing Care Facility as a conditional use in the CC-Continuing Care Overlay District.

Dave Kalina, Liadis Engineering, for Concordia, the proposed room is a replacement for an existing multi-purpose room. The current facility can comfortably seat 40 people, but the new room will increase that to approximately 120. This will better serve residents because events are at overflow capacity. Wheel-chair accessibility will also be improved.

Mr. Bagaley read into the record a letter from Gateway Engineers dated June 18, 2014.

Mr. Kalina, said they are addressing the storm water issues and he hopes to have storm water information later this week.

Mr. Bagaley said Gateway doesn't foresee the storm water being an issue, but it does need to be addressed.

Mr. Pope asked if the new room would only be for residents, and not for public use.

Mr. Kalina said it is for residents only.

Mr. Sabeh asked how many residents are in the facility.

Mr. Kalina said he was not sure.

Mr. McGill said this facility has three levels of care – independent living, assisted living, and skilled nursing.

### **Citizen Comments**

There were no citizen comments.

Ms. Sieber moved and Mr. Pope seconded to recommend final approval of the Concordia of South Hills Proposed Multi-Purpose Room Addition conditioned on the engineer's comments in a letter dated June 18, 2014. The motion passed unanimously.

Mr. Pope moved and Ms. Sieber seconded to recommend approval of the Conditional Use application for an addition to an existing Continuing Care Facility for a property located at 1300 Bower Hill Road conditioned on the engineer's review comments in a letter dated June 18, 2014, and comments from the Planning Board. The motion passed unanimously.

- c. 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 two remote drive-thru kiosks on an adjacent lot to accommodate remote banking.
- d. 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.

John Frydrych, RA Smith National, representing PNC, said they are proposing two drive-through kiosks that would be separate from the bank branch in the Virginia Manor Shops. He further indicated that there will be no physical connection between the existing PNC bank and the kiosks.

Mr. Bagaley read into the record a letter from Gateway Engineers dated June 18, 2014.

### **Citizen Comments**

There were no citizen comments.

Mr. Pope moved and Ms. Sieber 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 June 18, 2014, Commission approval of any waivers or modifications that may be required, and comments from the Planning Board. The motion passed unanimously.

Ms. Seiber moved and Mr. Pope 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 June 18, 2014, and comments from the Planning Board. The motion passed unanimously.

**Citizen Comments**

Rollie Thomas, Navahoe Drive voiced his opinion regarding there being too many deer; his support of turfing Wildcat and Middle fields, and people wanting to have fences in their front yards.

**Next Meeting** - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, July 22, 2014**, at 7:00 p.m.

**Adjournment**

The meeting was adjourned at 7:40 p.m.