

APPROVED

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

DATE: Tuesday, August 26, 2014

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Dennis Pittman, Jackie Dunn, Bill Pope, Suzanne Sieber

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Sean Donnelly

Agenda Items

Minutes of the July 22, 2014, Planning Board meeting. Mr. Pittman moved and Ms. Dunn seconded to approve the July 22, 2014, Planning Board minutes. The motion carried unanimously.

Old Business

- a. Request for a recommendation for final approval for a land development plan – St. Clair Hospital is requesting a recommendation for final 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.

Tammy Green, IKM, gave overview of the project. This building will be located just northwest of the emergency department and southeast of the parking garage. Because of the topography, the back of the building will be 24 feet above grade. It will house four chillers and two emergency generators, a small shop and toilet room. The roof of the building will have four cooling towers and visual screening on all four sides. The screen will extend 19 feet from the roof level to the top of the screen. The utilities of the building will extend west then turn south and enter the main hospital area. The material of the building will be crown face block, with some corrugated siding at the enclosures for the stair tower, which goes all the way to the roof. There are also some corrugated panels at the lower half of building, below the floor slab, to keep people and animals out from under the building. There will be an accessible gate on both sides of the building, where the panels will be on hinges to allow access.

Mr. Pittman asked about noise attenuation for both current and post development.

Ms. Green said the existing equipment measured 60 decibels at 300 feet, which is approximately where the closest residence is. They have incorporated a number of baffles, insulation inside the generator room, and a perforated panel on the ceiling and the walls of that room to keep the noise in the building. There will be a screen surrounding the cooling

towers and two sides of the screen, behind the visual screen, will be acoustic panels with 12-inches of insulation. The decibel level will be around 51, once the building has been constructed, new equipment installed and the existing equipment taken out.

Mr. Sabeh asked if the diesel tank had been moved.

Ms. Green said it was moved down the hill approximately 11 feet. They moved it because there is a communication pole that has all of the communication lines from the hospital on it. There will be a guardrail at top of the hill to prevent any cars from going over the hill. The tank will be surrounded by a retaining wall on three sides, about 10 feet high.

Mr. Sabeh asked how the tank would be refilled.

Ms. Green said there is a filling station and the fuel will be piped in. The tank will be accessible by steps.

Mr. McGill said the fire department has had several meetings with St. Clair Hospital and the architect related to the fuel storage. They approved the location of the tank.

Mr. Donnelly read into the record a letter from Gateway Engineers dated August 20, 2014.

Mr. Sabeh asked if the majority of the comments had been addressed.

Mr. McGill said yes, but asked for clarification regarding the landscaping plans. His understanding was they made the landscaping compliant with municipal plant list, but that they would prefer to stay with the species identified on the original plan.

Ms. Green said they have a letter requesting a modification for the landscaping because of the screening capability, the deer resistance, and the hardiness of the plants they selected.

Mr. McGill said he would need a request in writing. He also stated that another item in the Gateway letter regarding the storm sewer which cannot be re-routed, has been addressed by encasing the storm sewer in concrete. This would be a private sewer maintained by St. Clair Hospital. All other items listed in the Gateway letter have been addressed.

Citizen Comments

There were no citizen comments.

Ms. Sieber moved and Ms. Dunn seconded to recommend final approval of the St. Clair Hospital Central Utility Building land development plan conditioned on the engineer's review comments in a letter dated August 20, 2014, the Commission granting any required modifications to the Mt. Lebanon Code, Chapter XVI, (SALDO) Appendix III Required Plant List, and comments from the Planning Board. The motion carried unanimously.

New Business

- a. Central Place Consolidation Plan – a request for preliminary approval and a recommendation for final approval for a consolidation plan for adjacent lots located on Serpentine Drive.

Mr. McGill said this was a request to consolidate two adjoining parcels containing a duplex. The property owner is requesting to remove a deed line between the two units to provide for a detached garage.

Mr. Donnelly read into the record a letter from Gateway Engineers dated August 20, 2014.

Citizen Comments

There were no citizen comments.

Ms. Dunn moved and Mr. Pittman seconded to grant preliminary approval and recommend final approval for the Central Place Consolidation Plan application conditioned on the engineer's review comments in a letter dated August 20, 2014. The motion carried unanimously.

- b. Recommendation from the Mt. Lebanon Planning Board on the proposed Capital Improvement Program (CIP) for Mt. Lebanon, PA for the years 2015 – 2019.

Mr. McGill said this is the Planning Board's annual recommendation related to the Capital Improvement Program, which is a five-year plan updated annually. He provided to the board of a copy of a section from the Pennsylvania Municipalities Planning Code, and highlighted Section 303 which identifies that Capital Improvement Programs shall be submitted to the planning agency for its recommendation. He also provided a copy of a letter sent to the Commission following the annual update on the status of items identified in the Comprehensive Plan that was done at the May 2014 planning board meeting to try to draw a correlation between the items the board felt were important in the proposed CIP. The 2015 CIP has identified \$509,000 for upgrade, maintenance, and improvement to the storm water infrastructure. This is to attempt to address known issues related to storm water in certain areas and recurrent storm water issues, which was identified in the Comprehensive Plan as an action item. The road safety audit is not found in the CIP, but the commission is still discussing the use of \$414,000 of unassigned funds. They are considering \$116,000 towards intersection improvements for pedestrian upgrades to make those intersections safer. The TOD was not scheduled for funding until 2016 due to the municipality-issued RFP to developers. The Economic Development Council (EDC) will try to develop a plan moving forward to determine the best way to make the investment. There are currently several other neighboring TODs in various planning stages: Castle Shannon, Dormont, who has selected a developer, and South Hills Village. There is a specific reference in the CIP related to the public works master plan. There is a 1.6 million dollar funding level for 2015 but he is unsure if there is final master plan recommendation from the consultant at this time. This may or may not be funded in 2015. The McNeilly Road/Dorchester site is still moving forward but is not found in the CIP.

Ms. Sieber suggested that along with the Washington Road Public Space Improvement suggested in the CIP that they also look at the streetscape and develop a strategic plan for improving it, as well as improving the lighting.

Mr. McGill said that Eric Milliron, the Commercial Districts Manager, is proposing an expansion level in his budget to perform a strategic plan for Washington Road. Streetscape – including lighting, sidewalks and improving the street furniture – could be discussed as part of that plan.

Mr. Pittman asked about the Castle Shannon Boulevard Improvements funded for 2015 of removing the brick in the street and replacing it with asphalt.

Mr. McGill said that is the current plan, but PennDOT is still discussing the issue and is aware of Mt. Lebanon's submission for an historic district designation in the areas that would be affected.

Mr. Pittman said there was a similar issue in the Altoona/Mapleton area. He recently read in the paper that Rep. Matt Smith, and Rep. Dan Miller would like to participate in the Castle Shannon Boulevard street repair in the amount of approximately 3.1 million dollars. He asked if that would give financial flexibility to be able to retain the brick street, and asked if the maintenance would be lower vs. an asphalt street. He feels brick provides less maintenance and lasts longer than asphalt.

Mr. McGill said the majority of the replacement cost will be the responsibility of PennDOT, because Castle Shannon Boulevard is a state road. Mt. Lebanon would be responsible for approximately \$80,000 in ADA ramps. In the letter from the planning board containing the planning board's recommendation on the CIP he will note Mr. Pittman's preference for retaining the brick street, if it is financially feasible.

Mr. Donnelly said that a cost analysis has been done taking into consideration the installation cost and longevity, and it is more efficient to use asphalt instead of brick.

Ms. Dunn asked if changing the street to asphalt would affect the historic district designation.

Mr. McGill said his understanding is would not, but PennDOT is checking with the state agency that is looking into that issue.

Mr. Donnelly commented that over these last 100 years traffic has increased, with the amount of vehicles, the loads of vehicles, and the type of vehicles, and brick streets were not necessarily designed for those types of conditions. The traffic counts will be a factor in the type of street replacement decision.

Ms. Dunn asked about the Indoor Shooting Range and if the municipality will try to partner with the school district because of their rifle team, and if this was part of the public works master plan.

Mr. McGill said yes, because the existing range is in the current public works facility. That is part of the reason why the funding for the range is not until 2017, to allow for the public works master plan to be incorporated.

Mr. Sabeh asked if this could be used by other municipalities for police qualifications.

Mr. McGill said that has been part of the discussion to regionalize and help generate revenue, or provide a service. The school district has also been involved in the discussion as they are currently exploring options to replace the former range used by the high school rifle team.

Ms. Dunn asked if the municipality is in talks with SHACOG regarding this issue.

Mr. McGill was not sure.

Citizen Comments

There were no citizen comments.

The board made a motion to have Mr. McGill include in the recommendation the comments by Ms. Sieber regarding the Washington Road Streetscape strategic plan, and a suggestion by Ms. Dunn to seek out assistance from SHACOG regarding the pistol range.

Mr. Pope moved and Ms. Sieber seconded to recommend the 2015-2019 CIP as being in accordance with the adopted Comprehensive Plan. The motion carried unanimously.

Mr. Pittman thanked the Planning Board chair for his letter to the Commission regarding shadowbox fencing.

Mr. Sabeh, on behalf of the board, thanked Ms. Dunn for her years of service to the planning board.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, September 23, 2014**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:56 p.m.