

APPROVED

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

DATE: Tuesday, December 16, 2014

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Dennis Pittman, Bill Pope, Suzanne Sieber, Coleen Vuono

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Dan Deiseroth

Agenda Items

Minutes of the October 28, 2014, Planning Board meeting. Ms. Sieber moved and Mr. Pittman seconded to approve the October 28, 2014, Planning Board minutes. The motion passed unanimously.

Old Business

None

New Business

Request for a recommendation for final approval for a land development application for a property located at 512 Castle Shannon Boulevard. Empire Terminal, Inc. is requesting final approval for a land development plan to construct nine Single-Family Attached dwelling units and a 35-unit Multi-Family building on vacant property located at 512 Castle Shannon Boulevard.

Ray Sutherland, Civil Environmental Consultants, Inc., said there are no substantial changes from the preliminary plan that received approval at last month's meeting. They modified the mix to a 30-unit, multi-family building because of changes to the number of one-, two- and three-bedroom units. There is still adequate parking.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated December 11, 2014.

Doug Devlin, talked about the design of the townhouse buildings in relation to the architectural guidelines. He described how the townhouse buildings were designed in order not to have a flat face and provide some architectural interest. The apartment complex is one layer back from the townhouses, and is lower than the townhouse units, which obscures the mass and size of the building.

Ms. Vuono asked how many front steps are at each unit.

Mr. Devlin said it varies for each townhouse, depending on the slope from the sidewalk to the front door; the apartment building is ADA compliant.

Mr. Pope asked about the color of the stucco.

Mr. Devlin said it is cream colored with an undetermined trim at this time. Limestone lintels are over the upper story windows, and there is a shingle roof

Mr. Pope asked about the north entry into site.

Mr. Devlin said one side is an in-and-out entry, while the other side is out only. A left turn will be allowed out of both exits.

Mr. Sutherland said there will be a slight grade; the end of the drive will have an area that's flat to aid in egress from the driveway.

Mr. McGill said there have been meetings with PennDOT regarding sight-line issues. PennDOT will be issuing an HOP, since this is a state highway.

Ms. Seiber asked if the sidewalk is a standard size.

Mr. Devlin said yes, and there will be a guide rail at the southern end of the site.

Mr. Sabeh voiced concern that more attention be paid to the apartment building design.

Mr. Devlin said there is significant change in scale with between the townhouses and the apartment building. Their submission shows a stucco façade for the apartment building so it would relate to the townhomes, and make a unified development. They initially were thinking of building the townhouses for the first phase, but they may decide to build the apartment building first.

Mr. Pope asked when they might break ground.

Ed Bognar, owner, said they are in a holding pattern until they get permits from PennDOT. He is hoping they will receive the HOP permits by the end of March. They would like to begin site work when the weather breaks in 2015.

Mr. Pope moved and Ms. Seiber seconded to recommend final approval for the Empire Terminal, Inc. Phoenix II Multi-Family land development application conditioned on the engineer's review comments in a letter dated December 11, 2014. The motion carried unanimously.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, January 27, 2015**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:44 p.m.