

APPROVED

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

DATE: Tuesday, January 27, 2015

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 December 16, 2014, Planning Board meeting. Ms Sieber moved and Ms Vuono seconded to approve the December 16, 2014, Planning Board minutes. The motion passed unanimously.

Old Business

None

New Business

Recommendation from the Mt. Lebanon Planning Board on a request for an extension of a municipal sanitary sewer for a property located at 957 Connor Road. The owner of 957 Connor Road is requesting an extension of the municipal sanitary sewer to serve the property.

The extension will begin at a public sewer located in Stilwell Court. The sewer will be extended in the easterly direction for a distance of approximately 163.8 feet in an existing 15-foot right-of-way for public utilities and sewers to the westerly property line of 957 Connor Road. The extension will be constructed and installed to Mt. Lebanon standards at the applicant's expense and inspected by the municipal engineer.

After completion and inspection the extension will be accepted by the municipality.

Mr. Deiseroth said this is an extension of a sanitary sewer system for 957 Connor Road that is currently being serviced by a septic system. There is an easement in place to install the sewer and a legal opinion by the applicant's attorney has been reviewed by the municipality's solicitor. Mr. Deiseroth's letter includes a technical comment regarding the sanitary sewer traversing through the easement to developed properties at 145 & 141 Stilwell Court, and concerns regarding construction through the existing properties. He will look for revisions to the plans to be made to address the comments presented in his letter. The developer will enter into a developers'

agreement, the sanitary sewer line will be inspected and become part of the municipal infrastructure after acceptance.

Citizen Comments

Robert Kordella, 145 Stilwell Court, said there is a warm water spring in the backyards of several properties on Stilwell Court that runs all winter. There is also a system of French drains to help that water flow to the street. He asked there be a sensitivity during excavation of those drains.

Mr. Deiseroth said a note can be add to the plan to make sure any pipes that are encountered or broken are coupled together.

Mr. Kordella said when the pipe clogs the water drains to their driveway.

Mr. McGill said language can be included in the developers' agreement as well.

Mr. Pittman asked what happens after the 18-month period.

Mr. Deiseroth said the municipality accepts the sewer with an 18-month maintenance bond, which is in place in case there are problems related to the installation.

Mr. Sabeh asked that Mr. Deiseroth's letter, dated January 20, 2015, be made part of the official record.

Mr. Pope moved and Mr. Pittman seconded to recommend the extension to the municipal sanitary sewer system to serve the property located at 957 Connor Road conditioned on the engineer's review comments in a letter dated January 20, 2015, and further recommend acceptance of the extension after completion and inspection by the municipal engineer. The motion carried unanimously.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 24, 2015**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:25 p.m.