

APPROVED

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

DATE: Tuesday, February 24, 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 January 27, 2015, Planning Board meeting. Ms Seiber moved and Ms Vuono seconded to approve the January 27, 2015, Planning Board minutes. The motion carried unanimously.

Old Business

None

New Business

Summit Pointe Plan of Lots #2 — A request for preliminary approval and a recommendation for final approval for a re-subdivision on the Summit Pointe-R plan as previously approved and recorded.

Kim Gales, JR Gales, said this site is located on Country Club Drive. The infrastructure is already in place with paving, storm and sanitary sewers. They would like to shift some lot lines so that each home would have its own driveway; they are also adding storm water detention pond in the rear for stormwater management. The lots would comply with zoning with ½ an to 1.5 acres, and sidewalks will be provided on both sides of street;

Josh Smith, Charter Homes, handed out pictures of similar homes in the Harrisburg area that are 62 feet in width in the front.

Mr. Deiseroth asked about the total square footage.

Mr. Smith said they were approximately 3,900 square feet with up to 5,000 or 6,000 square feet with walkout basements.

Mr. Deiseroth asked if all of the structures would have basements.

Mr. Smith said yes, but the variation for the homes would be whether the basement was finished.

Mr. Sabeh asked if any model homes would be built.

Anthony Faranda-Diedrich, Charter Homes, said there would be a model home.

Mr. Pope asked if the homes would be subject to the municipality's design guidelines.

Mr. McGill indicated that they would be.

Ms Vuono asked if these were single-family homes.

Mr. Faranda-Diedrich said they would be single-family homes. They plan to build 12 homes; by adjusting the lot lines they would create larger lots.

Ms. Vuono asked about the estimated cost of the homes.

Mr. Faranda-Diedrich said the homes would probably would be priced somewhere between \$600,000 and \$800,000.

Mr. Pittman asked about how many bedrooms, and if the driveways would be concrete.

Mr. Smith said there would be four to five bedrooms, and all of the driveways would be paved although they may not be concrete.

Mr. Pittman asked about the estimated schedule for the model home to be built.

Mr. Faranda-Diedrich said if possible, they would like to break ground in June for the model home.

Mr. Pope asked about the two lots that have portions in Baldwin Township.

Mr. McGill said there would not be any development in the Baldwin section and all the houses would pay taxes in Mt. Lebanon and the children would attend Mt. Lebanon schools.

Mr. Deiseroth asked if the grading was still feasible.

Dr. Javaid Alvi, president of Geomechanics Inc., said his firm was hired to make sure the site is safe for development because of the topography. Their main concern is the stability and the long-term effects from the development. They did a stability analysis which will be submitted to the municipality for review and comment.

Mr. McGill said Mr. Deiseroth will provide comment and feedback once he has reviewed that report.

Mr. Sabeh asked the letter from Gateway Engineers, dated February 19, 2015, be included in the record.

Citizen Comments

There were no citizen comments.

Ms Vuono moved and Mr. Pittman seconded to grant preliminary approval and recommend final approval for the Summit Point Plan of Lots #2 application conditioned on the engineer's review comments in a letter dated February 19, 2015. The motion carried unanimously.

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

Adjournment

The meeting was adjourned at 7:35 p.m.