

**APPROVED**

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

**DATE:** Tuesday, April 28, 2015

**TIME:** 7 p.m.

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

**BOARD MEMBERS PRESENT:** Rick Sabeh, Dennis Pitman, Suzanne Seiber, Bill Pope

**STAFF MEMBERS PRESENT:** Municipal Planner Keith McGill, Municipal Engineer Sean Connelley

**Agenda Items**

Minutes of the February 24, 2015, Planning Board meeting. Mr. Pittman moved and Ms. Seiber seconded to approve the February 24, 2015, Planning Board minutes. The motion carried unanimously.

**Other Business**

Reorganization of the Planning Board. Because one of the board members was appointed to serve and unexpired term on the Commission, the board decided to table the reorganization to a future meeting.

Mr. Pittman moved and Mr. Pope seconded to table the agenda item. Motion carried unanimously.

**Old Business**

None

**New Business**

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

Kim Gales, JR Gales Associates representing Charter Homes, said a small portion of the property is in Baldwin Township. They have decided to amend the previous plan so that there are no changes to the lot line for the portion of the property that is located in Baldwin Township.

Mr. Pitman asked if the ground-breaking is still set for early to mid-summer if everything is approved.

Ms. Gales said yes.

Mr. Connelly read into the record a letter from Gateway Engineers dated April 22, 2015.

Ms. Gales said that the Allegheny County of Economic Development has reviewed the plan and has no comment.

**Citizen Comments**

There were no citizen comments.

Mr. Pope moved and Ms. Seiber 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 April 22, 2015. The motion carried unanimously.

- b. Criswell Consolidation Plan — A request for preliminary approval and a recommendation for final approval for consolidation plan for two adjacent lots located on Kenmont Avenue.

Mr. McGill said there are two adjacent lots on Kenmont Avenue. The property owners are requesting lots be consolidated into one lot, enabling them to put an addition or accessory structure on their property, such as a garage. This will not be creating a new lot; it is removing an existing lot line.

Mr. Pittman asked if the lot currently is a non-conforming use.

Mr. McGill clarified that the lot is non-conforming on both sides; this will correct the non-conforming setback on one side.

Mr. Connelly read into the record a letter from Gateway Engineers dated April 14, 2015.

**Citizen Comments**

There were no citizen comments.

Mr. Pittman moved and Mr. Pope seconded to grant preliminary approval and recommend final approval for the Criswell Consolidation Plan application conditioned on the Engineer's review comments in a letter dated April 14, 2015. The motion carried unanimously.

- c. Asbury Heights Land Development Plan — Asbury Heights, 700 Bower Hill Road is requesting preliminary approval for a land development plan to add fifty (50) parking spaces in multiple locations throughout the Asbury Heights property.

Grant Shiring, PVE Sheffler, said they have looked at different sites throughout the campus and came up with three areas to provide additional parking off the main drive. They want to spread the additional parking spaces throughout the campus. He explained how they would control the flow of stormwater throughout the area. Per the letter they received from Gateway Engineers, they have submitted a parking analysis that is under review and they will install lighting and landscaping for the final review and approval process.

Mr. Pittman asked if the swale issue described would accommodate the additional 11 and 22 parking spaces.

Mr. Shiring described how the water would flow throughout the watershed.

Mr. Connelly read into the record a letter from Gateway Engineers dated April 22, 2015.

**Citizen Comments**

Stuart Hellring, 130 Oak Park Place, voiced concerns with additional parking and storm water runoff that goes toward his neighborhood. He said there is a stand of spruce trees that provide a buffer, and several of those trees are dead or dying. He also said there have been multiple issues with retaining walls being compromised by rain water.

Mr. Shiring said the water flows toward the original facility; he said they would be decreasing the water runoff. There is a substantial buffer between the adjacent homes and this development and he expects the impact on those adjacent homes to be minimal. One of the concerns from nearby residents is people visiting the facility park on the neighborhood streets. Adding more parking to the facility would alleviate that issue.

Mr. Sabeh asked Mr. McGill about notification to the neighboring property owners.

Mr. McGill said there is no legal requirement to send notification. He sent the neighbors notification as a courtesy. He said that during Land Use Group meetings Mr. Deiseroth had several discussions with Mr. Shiring regarding the flow of storm water. A result of those discussions is that the water will flow away from the neighbors. Gateway Engineers has done an evaluation of the site plan and it meets all of the ordinance requirements.

Mr. Pope moved and Mr. Pittman seconded to grant preliminary approval for the Asbury Heights Land Development Plan application conditioned on the engineer's review comments in a letter dated April 22, 2015. The motion carried unanimously.

- d. Request for a recommendation on an Ordinance of Mt. Lebanon, Pennsylvania amending the Zoning Ordinance related to the regulation of Wireless Communications Facilities

The Ordinance would amend the current regulations by providing definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of tower-based and non-tower based wireless communication facilities; providing further for the regulation of such facilities within the public rights-of-way and outside the public-rights-of-way and providing for the enforcement of such regulations.

Mr. McGill read to the board a brief memo addressed to the commission. He said the only current communication tower is at Holy Cross Greek Orthodox Church, which was originally 97 feet and is now 125 feet. If this ordinance passes that tower will become an existing non-conforming use because the new regulations will limit a tower to 75 feet in a residential district.

Mr. McGill said any requests for communications towers go before the Zoning Hearing Board as a use by special exception. The existing tower was originally approved for 97 feet, but the applicant then went back and requested to go to 125 feet, which is the current height.

Mr. Sabeh asked if towers would not be allowed on single-family or two-family houses or on the property.

Mr. McGill said that is use by special exception and refers to the house itself. They can be in the district but not on house. The tower at Holy Cross is in an R-2 district, but is a free-standing tower.

**Citizen Comments**

There were no citizen comments.

Ms. Seiber moved and Mr. Pittman seconded to recommend the ordinance as proposed. The motion carried unanimously.

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