

APPROVED

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

DATE: Wednesday, May 27, 2015

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Dennis Pitman, Bill Pope

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

Agenda Items

Minutes of the April 28, 2015, Planning Board meeting. Mr. Pittman moved and Mr. Pope seconded to approve the April 28, 2015, Planning Board minutes. The motion carried unanimously.

Old Business

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

Mr. Grant Shiring, PVE Sheffler, said they have worked to address the outstanding comments in Gateway Engineer's letter of March 27, 2015. The infiltration trench behind parking areas A and B meet the requirements of the municipal ordinance. The county is reviewing what they are proposing. He met with residents and staff to look at ways to improve the storm water treatment.

Mr. Deiseroth summarized for the record a letter from Gateway Engineers dated May 21, 2015.

Mr. Shiring said they will provide seven Canadian Hemlocks along the parking area to provide a visual buffer for the adjacent neighbors.

Mr. Deiseroth said there is a 150-foot setback that Asbury must observe. They have submitted photometric plan for the lighting and need to do some minor modifications to parking area A to meet the one-foot candle requirement. Parking area B meets the requirements; parking area C will utilize existing light which will be sufficient in that area. The storm water controls meet the municipal ordinance requirements. Mike Haberman, the traffic engineer, concurs with the findings of the parking study indicating the parking expansion will help alleviate overflow parking on adjacent residential streets.

Citizen Comments

Phillip Balk, 116 Oak Park Place, is in support of helping Asbury Heights, but is concerned with storm water problems that arose when the last addition was built. He said several of the abutting

properties have considerable ground water issues, and have had to add additional drainage out to the street. The trees that border Asbury's property are dead or dying; his gardener explained that this was caused by "wet feet syndrome." He proposes that the parking areas be moved to other parts of the property that wouldn't impact the neighbors. They are concerned about the unpredictability of the surface water, even though they have been assured the surface water will be directed toward Bower Hill Road.

Mr. Pittman asked if the surface water is captured and piped to Bower Hill Road.

Mr. Shiring said yes; everything is now is designed to drain into the infiltration trench behind the parking areas that will be drained into the storm water facility that discharges to the detention pond at Bower Hill Road. The system is designed to manage up to a 100-year storm.

Mr. Deiseroth indicated the municipal ordinance requires storm water management for a 25-year storm.

Mr. Pope asked if other areas on campus had been considered.

Mr. Shiring said yes, but they are trying to provide for parking proximity to meet the needs of the facility.

Mr. Pope moved and Mr. Pittman seconded to recommend final approval for the Asbury Heights Land Development Plan application conditioned on the engineer's review comments in a letter dated May 21, 2015, and any additional landscaping or changes to the storm water management facilities as reviewed and approved by the municipal engineer. The motion carried unanimously.

New Business

None

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, June 23, 2015**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:28 p.m.