

APPROVED

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

DATE: Tuesday, July 28, 2015

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

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

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Sean Donnelly

Agenda Items

Minutes of the June 23, 2015, Planning Board meeting. Mr. Pittman moved and Mr. Pope seconded to approve the June 23, 2015, Planning Board minutes. The motion carried unanimously.

Other Business

Reorganization of the Planning Board. Mr. Pope moved and Mr. Cannon seconded to nominate Dennis Pittman as Planning Board Chairperson, Rick Sabeh as Vice-Chairperson, and Suzanne Seiber as Secretary. The motion carried unanimously.

Old Business

A letter was prepared on June 24, 2015, by Municipal Planner Keith McGill referencing the recommendations to the Mt. Lebanon Commission by the Planning Board regarding the comprehensive plan. Mr. Pittman asked for a motion to record and file that letter. Mr. Sabeh moved and Mr. Pope seconded to record a letter prepared by Mr. McGill dated June 24, 2015, to the Mt. Lebanon Commission regarding recommendations related to the comprehensive plan. The motion carried unanimously.

New Business

Request for preliminary approval for a land development application for the Unitarian Universalist Church of South Hills located at 1240 Washington Road. The church is requesting preliminary approval for a land development plan to demolish an existing section of the church and construct an approximately 6,200 square foot addition to the existing church. The church is a conditional use located in the R-1 Single-Family Residential District.

Mr. Ken Doyno, Rothschild Doyno Architect, provided a presentation for the Unitarian Universalist Church, on Washington Road. The church has outgrown its current space and is looking to add space. He gave a description of the current design of the church and said they would like to maintain the quality and character of the structure. He described the various rooms that are no longer sufficient for their current uses, and the proposed sanctuary that would accommodate 212 seats. They plan to maintain the current number of parking spaces and designed the sanctuary

based on that number. The current design of the building is straight across, but the proposed addition would be slightly angled back.

Jim Klasic, PVE Sheffler, site civil engineer, said the only impact of the existing parking lot would be a restriping of a current stall and adding two parking stalls in other areas. He gave a description of the water runoff and the piping that would be utilized. Lighting would be from the building lights, and they will make an ADA ramp to the front door.

Mr. Sabeh asked if there would be educational classes in session during services.

Mr. Doyno said the ordinance looks at the greatest use of the building for parking calculations.

Mr. McGill said the ordinance looks at the most intense use of the site and the applicant will submit a typical program guide detailing the uses and typical times for those uses as part of the conditional use application.

Mr. Sabeh asked about storm water being discharged onto Sunnyhill.

Mr. Klasic said they calculated existing conditions which does not tie into the current line on Sunnyhill Drive. They are proposing a new pipe that would discharge at a lesser rate than the current pipe.

Mr. Sabeh voiced concerns about water run off during winter weather. He also asked that they be sensitive to the roof line between the proposed building and the existing structure.

Mr. Pittman asked if events throughout the week would require a greater need for parking.

Mr. Doyno said smaller meetings take place during the week and street parking is not usually needed.

Sean Donnelly read into the record a letter from Gateway Engineers dated July 22, 2015.

Mr. Pittman asked for an estimated time frame for implementation.

Mr. Doyno said they would like to begin construction between March and May of 2016.

Mr. Sabeh made a motion to enter Gateway Engineer's letter into the record. Mr. Pope moved and Mr. Cannon seconded. The motion carried unanimously.

Citizen Comments

James Martin, 104 Mayfair, member of Mt. Lebanon Historic Preservation Board gave a brief overview of the Historic Preservation Board. He said the Unitarian Universalists' building has a unique 1920s architecture and wanted to encourage them to keep that historic style.

James Smith, 1247 Washington Road, gave a history of building and grounds. He would like to see the building returned to a single-family structure.

Mr. Sabeh moved and Mr. Cannon seconded to grant preliminary approval for the Unitarian Universalist Church of South Hills conditioned on the engineer's review comments in a letter dated July 22, 2015, and approval of the associated Conditional Use application. The motion carried unanimously.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday August 25, 2015**, at 7:00 p.m.

Adjournment

Meeting adjourned at 7:40 p.m.