

**APPROVED**

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

**DATE:** Tuesday, August 25, 2015

**TIME:** 7 p.m.

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

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

**STAFF MEMBERS PRESENT:** Municipal Planner Keith McGill, Municipal Engineer Stacey Graf, Municipal Traffic Engineer Mike Haberman

**Agenda Items**

Minutes of the July 28, 2015, Planning Board meeting. Mr. Sabeh moved and Ms. Seiber seconded to approve the July 28, 2015, Planning Board minutes. The motion passed unanimously.

**Old Business**

None

**New Business**

- a. Proposed Retail Building 1701 Cochran Road Land Development Plan – a request for preliminary approval for a land development plan to reuse an existing two-story brick building and construct a new two-story building with an underground parking garage on property located at 1701 Cochran Road.

Craig Cozza, Cozza Enterprises, gave an overview of the proposed building project. They would keep the original two-story building and build another building, with an underground garage, beside it for additional retail and/or office space. They plan to keep many of the trees behind the building to provide a buffer zone with the neighbors. They have met with PennDOT several times regarding traffic assessments; they are aware of some traffic issues that need to be addressed with the traffic engineer. They plan to build a structure similar in look to what is there now with limestone and brick, and will build into the hillside. They feel they have addressed the storm water issues. Currently approximately 90% of the disturbed developed area is impervious. They plan to introduce pervious pavers throughout the parking areas, capture the storm water from the existing and new building and would net 52% less impervious area on the site to make this a green project. They will improve the ingress/egress point by flattening and widening the driveway, and improving the sight lines to the light. They would also add a “right in and right out” driveway at the western end of the property to alleviate some of the traffic at the current curb cut.

Mike Haberman, traffic engineer, summarized his review letter of the traffic impact assessment that was submitted. He disagreed with their trip generation calculations and

their interpretation of the land use codes. Based on Gateway's calculations there would be an increase in traffic during peak times which could be a problem. They had asked for a detailed crash analysis in that area given the number of driveways in that area. They had suggested getting crash reports from Mt. Lebanon and Scott Township, but only data from Mt. Lebanon was included. There is crash data for Mt. Lebanon and Scott Township that is available from PennDOT and should be included in the report. They would also like to see verifications for sight-line distances. It was proposed that the terrain would be cut back and a wall constructed to improve the sight-line, but no measurements or numbers were included in the report to reflect those changes. Based on these comments Gateway Engineers suggests another scoping meeting should be held with PennDOT in order to get more detailed traffic analysis information.

Mr. Pittman asked for a motion to add into the record the August 19, 2015, traffic impact assessment review letter from Gateway Engineers. Mr. Sabeh moved and Mrs. Seiber seconded to add into the record the traffic impact assessment review letter from Gateway Engineers dated August 19, 2015. The motion carried unanimously.

Tony Sadaka, Widmer Engineering, traffic consultants for the developer, addressed some of the issues from Gateway Engineer's traffic impact assessment review letter. He said their traffic impact showed 200 vehicles in the morning peak hours. The additional driveway would alleviate that issue. The afternoon peak hours are not as heavy, with 64 additional vehicles. He said they would provide to Mt. Lebanon the numbers for the sight line from the added driveway and would request from PennDOT a crash report for the area.

Stacey Graf, municipal engineer, summarized her review letter dated August 20, 2015, from Gateway Engineers. Some of the issues were: a medical use is not allowed in that district without a conditional use approval.

Mr. McGill indicated the code for this district does not allow for a medical use without a conditional use. The current application is for land development only. No conditional use application has been filed.

Mr. Cozza said they are not sure what businesses would be in the building but wanted to provide adequate parking should they have medical offices.

Mr. McGill said they could proceed with the land development application but would need to take out the medical use. If a medical use is needed then a conditional use application would need to be filed.

Ms. Graf continued with her letter summary: the plan did not show what landscaping, with species of trees, is currently on the site; the grading details need to be provided; pervious pavers need to be shown; it appears as if the storm sewer is planned to be connected from within the building.

Mr. Sadaka said the storm sewer would be connected from the exterior at the ramp of the parking garage.

Ms. Graf asked if they would be keeping the pedestrian access from the shopping center.

Mr. Cozza said they would like but are not sure at this time.

Mr. McGill indicated the municipality still needs to receive architectural floor plans and elevations for review to show compliance with the zoning standards.

Mr. Sabeh moved and Ms. Seiber seconded to include into the record a letter from Gateway Engineers dated August 20, 2015. The motion carried unanimously.

### **Citizen Comments**

John Lisowski, 774 Colony Circle, voiced his concerns with the left turns into and out of the neighborhood. He said there is no left turn out of the Virginia Manor Shops because of the traffic conditions. He is also concerned with noise coming from the retail shops which may include a drive-thru. He wants to see what buffer is proposed and would like to see the buffer be increased from 200 feet to 300 feet from a drive-thru window.

Karen Frank, 764 Colony Circle, voiced her concerns with the traffic on Cochran Road especially with left turns off of Larchmont. She also is concerned about a natural spring that feeds into the storm sewer and what impact the construction will have on this situation. She asked if they would be cutting into the hillside and if they would be putting a retaining wall in that hillside.

Mr. Cozza said they will cut 67 feet into the hillside; the rear of the building will act as a retaining wall.

Jim Rimmel, 108 Bluespruce Circle said he also is concerned about the traffic situation and would like to see a traffic study done. He would also encourage the developer to be mindful of screening for the surrounding properties.

Mr. Cozza said they will try to accommodate the community and have no problem with putting in additional landscaping. There will be a 20 foot retaining wall and the residential properties are 60 feet above the proposed development.

Mr. Rimmel asked about the control of garbage trucks.

Mr. McGill said hours of operation and are controlled by municipal ordinances.

Mr. Rimmel voiced his concerns regarding cutting into the hillside and erosion.

Mr. McGill said at this time the planning board is looking at the land development plan for compliance to the SALDO and Zoning Ordinance requirements. Many of the issues being raised this evening will be addressed through the building permit application process. Both a grading plan and the building plan permit will be reviewed at a later time by the inspection office.

Ms. Seiber moved and Mr. Sabeh seconded to table any action on the application for preliminary approval for the Proposed Retail Building 1701 Cochran Road land development plan to allow the applicant time to address the comments of the municipal traffic engineer in a letter dated August 19, 2015, the municipal engineer's comments in a letter dated August 20, 2015, the citizen comments from this evening's meeting, and to provide a drawing of the proposed building. The motion carried unanimously.

- b. Recommendation from the Mt. Lebanon Planning Board on the proposed Capital Improvement Program (CIP) for Mt. Lebanon, PA for the years 2016 – 2020.

Mr. McGill gave an overview of Capital Improvement Project. The CIP contains 60 new or continuing projects with a gross cost of \$73.8 million over a five-year period. For the 2016 program there are approximately 28 programs with a gross cost of \$12.1 million and a \$4.1 million net cost. Some of the more significant projects are: \$3.8 million for required sanitary sewer work; \$2.1 million for street reconstruction; approximately \$900,000 for parking garage improvement projects; \$440,000 for storm sewer improvements; replacement of public works equipment; parks improvements; private street improvements; recreation facility improvements, and guaranteed energy-saving facility improvements. Every year the planning board is asked to make a recommendation regarding the CIP. All the project included in this document are proposed only; the Commissioners make the final decision regarding what projects will be funded.

Ms. Seiber would like to see the lighting improved at the same time as the sidewalks in the Washington Road Business District.

Mr. Pittman said he would like to see the Washington Road sidewalk and lighting project presented in 2016 even if it is carried over into 2017.

Mr. McGill said he would include that in the planning board's recommendation letter that will be submitted to the Commission.

Mr. Sabeh asked about the air rights for the LRT platform.

Mr. McGill said Eric Milliron, the municipality's Economic Development Officer, is keeping this project in the CIP as a place holder until a future time, when market conditions may improve the viability of a possible project.

Mr. Sabeh moved and Ms. Seiber seconded to recommend the 2016-2020 CIP as being in accordance with the adopted Comprehensive Plan. The motion carried unanimously.

### **Next Meeting**

The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, September 22, 2015**, at 7:00 p.m. There will be a joint meeting of the Planning Board and the Historic Preservation Board on **Monday, September 21, 2015, at 5:00 PM.**

**Adjournment**

The meeting was adjourned at 8:11 p.m.