

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

DATE: Tuesday, September 22, 2015

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

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

STAFF MEMBERS PRESENT: Municipal Planner Keith McGill, Municipal Engineer Stacey Graf

Agenda Items

Minutes of the August 25, 2015, Planning Board meeting. Mr. Sabeh moved and Mr. Cannon seconded to approve the August 25, 2015, Planning Board minutes. The motion carried unanimously.

Preliminary Consideration

WPBH LLC (Zamagias Properties) owns certain property located at the corner of Washington Road and Bower Hill Road and is interested in developing the property for residential housing. The property owner will present their proposed plan for development to the planning board and interested members of the public to obtain comment and feedback before filing a formal application for consideration.

Mike Wetzel, Victor Wetzel Assocs., gave a presentation for a conceptual plan for the Bower Hill and Washington roads site. The Mt. Lebanon Condominiums will be a 46-unit mixture of different types of condominiums. Several buildings will face Washington Road, while others will face Kenmont and Bower Hill. The condominium buildings will have underground garages.

Jim McMullen, GMA Architects, presented an architectural overview of the proposed project. There will be several setbacks from the street to keep the building from being one solid front. There will be a gap in between the buildings to allow for a small parklet. They recognize this is a gateway to Mt. Lebanon and want to maintain the feel of the community.

Mr. Wetzel said they would like to add an upper and lower water feature and also a plaza area with seating. The on-street parking they are proposing will allow for two full lanes of traffic at all times.

Mr. Pope voiced concerns regarding traffic on Bower Hill Road and Kenmont.

Dave Martens, president of Zamagias, said the individual condominiums would be between 900 and 2,000 square feet, with elevators available for the end cap units.

Mr. Sabeh asked if the on-street parking would be dedicated to this development.

Mr. Martens said the parking would be available to the public.

Mr. McGill explained the planning process and the items the municipality, through the engineer and traffic engineer, would be looking at closely.

Mr. Pope asked if this would be a phased project.

Mr. Martens said it would be three phases and would be market driven, with possible modifications made based on that market.

Citizen Comments

Steve Apki, 427 Kenmont Ave, gave his support for development of this property but is concerned with the additional cars exiting Kenmont and Bower Hill and how this will affect the overall traffic. He is also concerned with possible run-off from this property to his. He would like to see the developer buy all of the houses on this block to allow for enough room for this development, and to avoid “orphan” housing. He feels there needs to be some fine tuning and urged the municipality to guide this project.

Richard Zubic, 444 Kenmont Ave, felt this is the best of all the plans submitted to date. This is a portal to Mt. Lebanon has been an eye-sore for long time. He does have concerns regarding the traffic and how much this will affect the neighborhood especially during rush hour. He suggested a traffic study be done, and some traffic calming devices would be helpful to protect the neighborhood, especially children.

Mr. McGill said that as part of the preliminary submission a traffic study will be required. This will be evaluated by the municipal traffic engineer who will review it and offer comments. A component of that review will be an analysis of sight line distance at all proposed entrances and exits.

Old Business

There was no old business.

New Business

There was no new business.

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

Adjournment

The meeting was adjourned at 7:52 p.m.