

APPROVED

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

DATE: Tuesday, October 27, 2015

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Dennis Pitman, Suzanne Seiber, Jim Cannon, Bill Pope

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

Agenda Items

Minutes of the September 22, 2015, Planning Board meeting. Mr. Pope moved and Mr. Cannon seconded to approve the September 22, 2015, Planning Board minutes. Motion carried unanimously.

Old Business

There was no old business.

New Business

- a. Request for preliminary approval and recommendation for final approval for the Mt. Lebanon Condominiums Plan — the owner Zamagias Properties (WPBH LLC) is requesting approval for a consolidation of lots 98-P-62, 98-P-102 and 98-P-100 into one contiguous lot.

Mr. Steven Victor, Vector-Wetzel Assocs., landscape architect, described the property between Washington Road/Bower Hill Road/Kenmont Avenue/Oak Way. The subdivision application shows consolidation of three parcels – the main parcel on Washington Road and Bower Hill Road, a smaller parcel on Washington Road and Oak Way, and a single-family dwelling on Kenmont Avenue – into a single parcel which would allow for the land development application to proceed. The consolidation of the property would then allow for a land application which is proposing a mix of different style condominium units. The three condominium buildings will have underground parking on the basement level; four of the smaller condominiums will have access driveways from the rear; the other codominium units will have individual driveway/garages at the rear and the fourth unit will have individual garages and elevators that go up to the condo levels. The primary entrance into the property would be and ingress and egress off of the high point of Kenmont Avenue, which would provide a safe sight distance. There will be a secondary entrance off of Bower Hill Road, and a second exit onto Oak Way, which will be a right only exit. The condo unit at the Kenmont site will have its access to the understory garage directly off Kenmont,

which will be accessible from a right-in or left-in; the exit from the garage will be restricted to right out only. Mr. Victor gave a description of the designs of the various buildings. The site will be heavily landscaped and access will be provided from Washington Road to the building on Kenmont.

Mr. Deiseroth summarized for the record letters from Gateway Engineers dated October 22, 2015, (consolidation plan), and October 22, 2015, (land development plan). He said for the consolidation plan there were some small items that needed to be addressed, but nothing that would prevent the plan from receiving preliminary approval. Regarding the land development plan a number of documents were prepared and submitted that Gateway reviewed. A number of items need to be clarified and adjusted on the plans before a recommendation for preliminary approval.

Mr. Victor said the changes and revisions would be made.

Mr. Pope asked about the three phases of the project.

Mr. Victor said they would develop the infrastructure for the site – grading, storm and sanitary sewers and the roadway system – would be done first and at one time. The condominium buildings will be constructed on a market basis. They would need to have a certain number of sales for each building before construction takes place.

Mr. Pope asked when the pavement and landscaping would be constructed.

Dave Martens, Zamagias, said the paving will be done during the site work. The landscaping will follow the construction of the buildings.

Mr. Pope asked if they had a plan to address the 15% grade.

Mr. Victor said this is a short segment but the alternative would be to flatten it out. This will not be a primary access therefore they felt there was not a health or safety concern.

Mr. McGill asked about possible impact concerns regarding site distance issues for neighboring driveways on Oak Way and Kenmont Avenue.

Mr. Victor said they felt there was sufficient separation off Kenmont and Oak Way.

Mr. McGill asked if there was a bus stop in this location.

Mr. Martens said that bus stop was moved to the other side of street.

Mr. McGill asked about the square footage range for the units.

Mr. Martens said the ranges is between 1,300 and 1,600 square feet, up to 2,200 square feet.

Mr. McGill asked if they had done a market analysis for the price range of the units.

Mr. Martens said they were looking at high \$300,000 to high \$500,000.

Mr. Pope asked what kind of design guidelines and standards narrative can the board expect for the building that fronts Kenmont Avenue.

Jim McMullen said the intention is to get that building fully designed. This was a late addition to the project, but they will present in as much detail as the other buildings at the next meeting.

Mr. Pittman asked if Zamagias would retain management duties until all of the units had been constructed.

Mr. Martens said they would retain management duties until such a time when they will transition to a home owners association.

Ms. Seiber asked about the height of the building on Kenmont.

Mr. Martens said this would be four stories on the street side.

Mr. Victor said the bottom story would be the garage entrance with three living levels above.

Citizen comments

Bill Lewis, 816 Ridgeview Drive, presented a history of the proposed site.

Nick Meduho, 101 Castle Shannon Boulevard, asked if the underground parking was only off of Kenmont Avenue.

Mr. Victor said indicated where the entrances for the garage parking would be.

Mr. Meduho asked about constructing the buildings based on the market.

Mr. Victor said a certain percentage of units must be pre-sold before the banks will allow construction to begin.

Mr. Meduho asked if the on-street parking would be metered or considered private parking.

Mr. McGill said per the sales agreement with Zamagias and the Parking Authority those parking spaces usage will be determined by the municipality. The municipality will look at the demands of the parking in that area. These spaces could be metered, permit, time restricted, or any combination.

Kelly Fraash, 32 Academy Avenue, asked if there was a potential right turn only lane from Bower Hill Road on to Washington Road.

Mr. Deiseroth said the developer has provided the necessary area in the form of an easement to build a turning lane in the future.

Ms. Seiber moved and Mr. Cannon seconded to grant preliminary approval for the Mt. Lebanon Condominiums Subdivision Plan application conditioned on the engineer's review comments in a letter dated October 22, 2015, and recommend that the plan be resubmitted for a recommendation for final approval. The motion carried unanimously.

- b. Request for preliminary approval of a land development application for a property located at the corner of Washington Road and Bower Hill Road — Zamagias Properties (WPBH LLC) is interested in developing the property for residential housing and is requesting preliminary approval of a land development plan to construct 46 condominium units, associated parking, site amenities, the creation of 18 on-street parking spaces that would be controlled by the municipality and provision of an easement to the municipality for the possible creation of a turn lane on Bower Hill Road immediately abutting the development.

Citizen Comments

Bill Lewis, 816 Ridgeview Drive, questioned the use and whether it meets the zoning ordinance for the R-7 zoning, high-density, high-rise, multi-family units, and whether it meets the Chan Kreiger Plan of 1995 and the Comprehensive Plan of 2013.

Mr. McGill explained that the Krieger Plan was a well thought-out document, but a number of items from that plan did not materialize because of changes in the market. This site has remained undeveloped for a long period of time because it has a number of challenges from topography and site-size. The Comprehensive Plan makes recommendations but allows for buildings to be proposed based on what the market will bear at the time. This does not make this project inconsistent with the Comprehensive Plan.

Mr. Cannon moved and Ms. Seiber seconded to table any action related to preliminary approval of the Mt. Lebanon Condominiums Land Development Plan to allow the developer to address issues identified in the municipal engineer's review letter dated October 22, 2015, the municipal traffic engineer's comments in a review letter dated October 22, 2015, and other issues identified by the board. The motion carried unanimously.

Next Meeting

The next regularly scheduled meeting of the Mt. Lebanon Planning Board is Tuesday, November 24, 2015, at 7:00 p.m.

Adjournment

The meeting was adjourned at 8:10 p.m.