

APPROVED

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

DATE: Tuesday, November 24, 2015

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Dennis Pitman, Rick Sabeh, Suzanne Seiber, Jim Cannon

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

Agenda Items

Minutes of the October 27, 2015, Planning Board meeting. Ms. Seiber moved and Mr. Cannon seconded to approve the October 27, 2015, Planning Board minutes. The motion passed unanimously.

Old Business

- a. Request for a 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.

Steven Victor, Victor-Wetzel Associates, said they are combining several different properties to create one contiguous plot for residential development.

Mr. Deiseroth, said revised plan has been submitted along with a letter dated November 19, 2015, that addresses the comments he made in his letter dated October 22, 2015. He said the “proposed” temporary construction and grading easement needs to be modified on the plan and the easement needs to be obtained prior to recording the plan.

Ed Preston, counsel for Zamagias Properties, said they were working on it and should have it completed soon.

Mr. McKill reminded the applicant that the requirements of the county need to be met for recording purposes.

Citizen Comments

There were no citizen comments.

Mr. Sabeh moved and Ms. Seiber seconded to recommend final approval for the Mt. Lebanon Condominiums Plan application conditioned on the engineer's review comments in a letter dated November 19, 2015. The motion passed 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.

Mr. Victor, Victor-Wetzel Assocs., said since they last presented this project they have deleted access from Bower Hill Road. The main access will be off of Kenmont with an exit only onto Oak Way. They also provided to the board the elevation drawings from Kenmont that had not been provided before.

Mr. Deiseroth said that a letter from Gateway Engineers, dated November 19, 2015, some basic items that need to be addressed. More information regarding the balconies is needed. Architectural elevations information, such as materials, was provided, but a narrative regarding guidelines and materials and how they comply with the ordinance and SALDO, is still needed. Bicycle racks need to be provided and noted on the plan. Final utility designs will be presented when the applicants submits the final plans. He feels the requests in his previous letter have been addressed regarding engineering specifications. He also referenced a letter dated November 19, 2015, from Mike Haberman, traffic engineer, who believes all of the traffic-related issues regarding the traffic impact study have been addressed.

Mr. Sabeh asked about the roof elevation for some of the buildings.

Jim McMullen, JMAC Architects, said the height of the building is dictated by the slope of the roof which would provide attic space. There is a possibility of cathedral ceilings, but the design has not been decided yet.

Citizen Comments

Tim Rodgers, 10 Oak Way, asked what the driveway distance is from his property, and what type of traffic volume they are expecting.

Mr. Victor said it is approximately 2½ feet from the property line. He said the exit is right-turn only, and is limited access for the homeowners. Kenmont drive would exit only onto Kenmont.

Mr. Cannon moved and Mr. Sabeh seconded to grant preliminary approval of the Mt. Lebanon Condominiums Land Development Plan conditioned on the municipal engineer's review letter dated November 19, 2015, the municipal traffic engineer's comments in a

review letter dated November 19, 2015, and other issues identified by the board. The motion passed unanimously.

New Business

None

Citizen Comments

There were no general citizen comments.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, December 15, 2015**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:20 p.m.