

APPROVED

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

DATE: Tuesday, January 26, 2016

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

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

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

Agenda Items

Minutes of the November 24, 2015, Planning Board meeting. Ms. Seiber moved and Mr. Cannon seconded to approve the November 24, 2015, Planning Board minutes. The motion carried unanimously.

Old Business

Request for a recommendation for final 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 final 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 future turn lane on Bower Hill Road immediately abutting the development.

Steven Victor, Victor Wetzel Assocs., gave a brief summary of the plan. The property lies between Bower Hill Road, Washington Road and Oak Way, and backs onto Kenmont. They are proposing three 12-unit condominium buildings, a three-unit condominium building near Oak Way and Washington, a three-story building with individual units facing Washington Road, then a four-unit building with its own access. He presented an architect's rendering of what the various driveways and access points for the property would be for Kenmont, Oak Way, Washington Road and Bower Hill Road buildings. Several of the buildings will have underground parking. An easement has been provided on Bower Hill Road for a future turning lane, and the development will provide 18 parking spaces on Washington Road. He then discussed lighting, and lighting styles, for the buildings as well as for the individual condominium units.

Mr. Deiseroth asked if 16-foot fixtures were only on the driveway.

Mr. Victor described the different height fixtures for the different areas.

Mr. McGill asked about the foot candles on the photometrics.

Mr. Victor said there would be seven foot-candles under each light, dropping down to two-foot candles in between.

Mr. Deiseroth said the lighting criteria needs to be indicated on the plans. He also indicated there were other minor engineering issues that need to be cleared up on the plans.

Ms. Seiber asked what the anticipated construction schedule is.

Dave Martens, Zamaigas Properties, said they are working on marketing materials and would like to start advertising in late February. Two houses need to be taken down in mid- to late-February. After that happens site work would begin in late April or early May. The first building should be started approximately six weeks after the site work has begun.

Mr. Pope asked about the construction phases.

Mr. Martens said Phase 1 would be site work with 30,000 yards of dirt needing to be removed, and grading done. The first building phase which is the Bower Hill/Washington Road building would begin about half-way through the site work. The second phase would be the Oak Way/Washington Road buildings and Phase 3 would be the buildings fronting Kenmont Avenue.

Mr. Pittman asked if the basic site work would include the driveways being prepared before the buildings are started.

Mr. Victor said all of the driveways would be completed while the buildings are being constructed.

Citizen Comments

There were no citizen comments.

Mr. Pope moved and Mr. Cannon seconded to recommend final approval of the Mt. Lebanon Condominiums Land Development Plan conditioned on the municipal engineer's review letter dated January 22, 2016, other issues identified by the board and execution and approval of the associated development agreement. The motion carried unanimously.

New Business

There was no new business.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 23, 2016**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:30 p.m.