

APPROVED

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

DATE: Tuesday, February 23, 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

- a. Minutes of the January 26, 2016, Planning Board meeting. Ms. Seiber moved and Mr. Cannon seconded to approve the January 26, 2016, Planning Board minutes. The motion carried unanimously.

Preliminary Consideration

- a. RDC Design Build, Inc. has equitable interest in a property located on the unopened section of Pennsylvania Boulevard. A different developer previously received a contingent approval from the municipality for the Shady Grove Plan of Lots/Townhouses in 2008 but the development was never constructed.

At this time RDC Design-Build would like the opportunity to present their current proposed project informally to the board and public to get comment and feedback before submitting a formal land development application for consideration.

John Deklawa, RDC Design Build, gave an overview of the project. They would like to construct a multi-family, building of condominium residences with underground parking just past the “T” stop on Pennsylvania Boulevard. The entrance to the building would be off of Pennsylvania Boulevard and go directly into the underground garage. There would also be a limited amount of surface parking to meet the municipality’s parking requirements. Each dwelling unit would have its own balcony and there would be a mix of one- and two-bedroom units. They have successfully constructed this building 12 times with projects in Upper St. Clair and Murrysville.

Mr. Pope asked about the entrances to the building and garages.

Mr. Deklawa said there would be one entrance at street level, and an entrance to the underground parking would be on the lower side of the property. He also said they would be constructing the road and the cul-de-sac.

Mr. McGill said that per the zoning ordinance there should be one parking space for a one-bedroom unit; two bedroom units or more would need two parking spaces per unit.

Mr. Deklawa said they would meet the ordinance. They are proposing one indoor space and one outdoor space per bedroom. He indicated the units would be only one- or two-bedroom units, with the square footage for a two-bedroom condo being approximately 1,150 square feet.

Mr. Deiseroth suggested they have drawings with cross-sections so residents can see what the building will look like from the back. He said there had been drainage issues from the previous proposed project that still may need to be addressed for this project.

Mr. Deklawa said this building will extend 20 feet beyond what the original project was, but there is now a 110-foot set-back from the closest neighbor's property line.

Mr. Pittman asked if the road would be constructed to municipal standards and then the municipality would maintain the road.

Mr. McGill explained the process for constructing and accepting a new road.

Mr. Sabeh asked about the lighting of the parking lot and how it would affect the residence directly next door.

Mr. Deklawa said there would be 50 feet between the residence and the parking lot so there is ample room to put in a landscape buffer.

Citizen Comments

Dan Early, 322 Pennsylvania Boulevard, asked if they could put the sidewalk on the side of the street with the subway. He voiced concerns with the proximity of this project to his house, and would like to see a buffer between his property and theirs.

Lynn Casper, 91 Morrison, asked how close to the properties on Ashland Avenue would this project be, and how long the proposed building would be.

Mr. Deiseroth said there would be approximately 45-50 feet.

Mr. Deklawa said the building will be approximately 170 feet long.

Old 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 commercial building on property located at 1701 Cochran Road.

Craig Cozza, Cozza Enterprises, gave an overview of the proposed project. The current plan will not include a coffee shop, that had previously been proposed. This will adjust their need for a traffic impact study and per Gateway Engineers' traffic engineer they would not need one. He described where they would be adding a new building and some of the possible tenants.

The southern driveway would be right-in-right out, only. He said the proposed building would be a unique style with individual retail spaces.

Mr. Sabeh asked if the existing PNC building would be staying the same.

Mr. Cozza said they will have some minor modifications to the front of the building, adding a closed patio area and possibly having a storefront.

Mr. Pope asked if they would be moving dirt from the back area.

Mr. Cozza said they would be pushing back the area about 15 feet and would be adding 13 parking.

Mr. Pope asked if there would be operable windows on the second floor, and roof-top units.

Mr. Cozza said there would be a single-sloped roof.

Mr. Deiseroth said the grading plan needs to show what trees would be remaining. He also suggested raising the retaining wall by one foot that could possibly eliminate some of the grading and preserve some the mature trees.

Mr. Sabeh expressed concern with the location of the lower entrance and the proximity to the exit from the shopping center next door. He is concerned with traffic coming out of the Giant Eagle parking lot colliding with traffic turning into this development's parking lot.

Mr. Deiseroth asked if PennDOT had approved this driveway location.

Mr. Cozza said they had approved it and considered it an improvement.

Mr. Pittman asked about the drive-thru window that had previously been proposed.

Mr. Cozza said that is not part of this request.

Citizen Comments

John Lisowski, 774 Colony Circle, asked if more trees could be planted to help with screening. He is also concerned with public safety on Cochran Road and feels this development would increase traffic. Turning left onto Cochran from Larchmont is already very dangerous. He would like to see this issue addressed.

Mr. Sabeh moved and Ms Seiber seconded to grant preliminary approval of the Proposed Retail Building 1701 Cochran Road Land Development Plan conditioned on the municipal engineer's review letter dated February 15, 2016, the traffic engineer's review letter dated February 11, 2016, other issues identified by the board, and approval of the requested waiver by the Mt. Lebanon Commission. The motion carried unanimously.

New Business

- a. Request for a recommendation for final approval for a land development application for the Unitarian Universalist Church of South Hills located at 1240 Washington Road. The church is requesting final approval for a land development plan to demolish an existing section of the church and construct an approximately 6,200-square-foot addition to the existing church. The church is a conditional use located in the R-1 Single-Family Residential District.

Ken Doyno, Rothchild Doyno, architect, gave an overview of this project. He said this church is the last in a line of churches along Washington Road. The church needs to expand; the main room for gatherings is too small so they would like to expand the building footprint. The front entrance of the church would still face Washington Road. The front setback is indicated on the plan and all parking is in the front. They would like to replace the wing to the right side of the current entrance. He then gave a generalization of what the new facilities would provide. They would have 200 total seats in the sanctuary area. The parking would overlap the side yard setback. They met with the Historic Preservation Board (HPB) to design an entrance that would work with the current entrance gable. He described the proposed elevation and design of the new wing. They modified their roof configuration so that all of their condensing units will fit on the roof.

Jim Klacik, PVE Sheffler, site civil engineer, said the storm water will be piped down to the outlet on Sunnyhill Drive. Three existing parking spaces were deleted from in front of the building, but were added at different areas. There is no new lighting being proposed. Landscaping will be restricted to restoring disturbed area. The issues brought up in Gateway's February 15, 2016, letter have been addressed.

Ms Seiber asked if they would be replanting trees that would brought down during construction.

Mr. Doyno said they are not sure about the health of the silver maple, but all other trees in the front and along the side property line will be preserved.

Mr. Pope asked about their parking space numbers.

Mr. Klacik said there are 43 spaces on the property and up to 12 on-street spaces.

Mr. Sabeh is concerned with having enough parking spaces for the bigger meeting space. He asked if there were other ways they could address potential parking shortages.

Mr. Doyno said there is no other space to develop for more on-site parking.

Mr. Pope asked about exterior materials.

Mr. Doyno said they will be using similar stucco materials.

Ms Seiber asked for more details with their meeting with the HPB.

Peg Hart, 310 Jefferson Drive, a member of church, met with the HPB who came to look at existing conditions of the church. They were concerned with the elevation on Washington Road, so members of the church worked with architect to adjust the design. They received an e-mail from Jim Martin, member of the HPB and the church. The HPB approves of the redesign.

Mr. Sabeh asked when construction would begin.

Mr. Doyno said they would like to begin at the end of spring and would last approximately 10 months.

Mr. Pittman asked about the disruption to the nursery school.

Mike Hennesy, said the Mushroom Learning Center has found another permanent location.

Mr. Desieroth asked that Gateway Engineer's letter of February 15, 2016, be accepted into the record.

Citizen Comments

There were no citizen comments.

Mr. Sabeh moved and Mr. Pope seconded to recommend final approval of the Unitarian Universalist Church of South Hills Land Development Plan conditioned on the municipal engineer's review letter dated February 15, 2016, other issues identified by the board, approval of the Conditional Use application, and execution and approval of the associated development agreement. The motion carried unanimously.

- b. Request for a recommendation for Conditional Use approval for the partial demolition and expansion of an existing Place of Worship on Washington Road – The Unitarian Universalist Church of South Hills is requesting conditional use approval for a property located at 1240 Washington Road. The property is zoned R-1 Single-family Residential District. Chapter XX of the Mt. Lebanon Code, Zoning, Section 202.3.3 identifies Places of Worship as a conditional use in this District

Mr. Pope moved and Mr. Cannon seconded to recommend approval of the Conditional Use application for a partial demolition and expansion of an existing Place of Worship for a property located at 1240 Washington Road known as the Unitarian Universalist Church of South Hills, conditioned on the Engineer's review comments in a letter dated February 15, 2016, and comments from the Planning Board. The motion carried unanimously.

Citizen Comments

There were no general citizen comments.

Next Meeting -- The next regularly scheduled meeting of the Mt. Lebanon Planning Board is Tuesday, March 22, 2016, at 7:00 p.m.

Adjournment

The meeting was adjourned at 8:20 p.m.