

APPROVED

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

DATE: Tuesday, July 26, 2016

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Dennis Pittman, Rick Sabeh, Jim Cannon

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

Agenda Items

Minutes of the May 24, 2016, Planning Board meeting. There was one correction to the meeting minutes. Mr. Canon moved and Mr. Pittman seconded to approve the May 24, 2016, Planning Board minutes, with the correction. The motion carried unanimously.

Old Business

None

New Business

- a. *Request for preliminary approval and a recommendation for final approval for the Uptown Place Consolidation Plan. Rolling Lambert Building Company, Inc. has equitable interest in a property located at 770 Washington Road. The developer is requesting approval to consolidate three parcels currently identified as lot and block 141-J-93, 141-J-94, and 141-J-95.*

Kim Gales, J.R. Gales & Associates, architect, gave a presentation regarding the property. They would like to consolidate three lots then subdivide them. They are proposing a five single family attached dwellings, with two inside parking spaces per unit. They have redesigned their project based on Gateway's review letter. The storm water will drain into an inlet on Florida Avenue. There will be a wall at the edge of the property and they will add evergreens for screening from the neighbors below.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated July 20, 2016. He said the items in his letter have been addressed by the architect. He said he reviewed the storm water management plan and had a few comments related to that. He said they need evidence of an easement agreement, the ability to convey storm water to Florida Avenue, and notes need to be added indicating an HOA will be created for operation and maintenance of the facilities, and that there would be no municipal improvements as a part of this development. The traffic engineers also reviewed the trip generation calculations and determined that a traffic study is not warranted.

Motion

Mr. Pittman moved and Mr. Canon seconded to grant preliminary approval and recommend final approval for the Uptown Place lot consolidation plan conditioned on the engineer's review comments in a letter dated July 20, 2016, comments from the planning board and the commission granting any requested waivers or modifications. The motion passed unanimously.

- b. *Request for preliminary approval of a land development plan. Rolling Lambert Building Company, Inc. has equitable interest in a property located at 770 Washington Road. The developer is requesting approval of a land development plan to construct five single family attached building.*

Ed Borkowski, 741 Florida Avenue, said he has not, nor will he, give permission for any easement on his property. He is concerned about his quality of life while this property is being developed. He is concerned with the amount vehicles that could be moving through the rear of that property. The plan indicates there will be decks on each of the units that will be peering down onto the properties that are below on Florida Avenue, and he is concerned with the lack of privacy this will cause for those properties.

Henry Stewart, tenant of 741 Florida Avenue, said he is concerned with the amount of noise that will be generated by the development, and the length of time this will take. He asked about the municipality regulations regarding hours and days construction may take place.

Mr. McGill indicated 7 a.m. to 7 p.m., Monday through Saturday.

Mr. Stewart asked if those hours could be altered for the Saturday hours, perhaps not allowing the contractor to start until 9 a.m. He is concerned about the lack of privacy once the units are constructed and how they will be looking down onto the property. He asked that the board require the developer to put into writing that any trees that would need to be removed in the future would need to be replaced. He is also concerned about the number of cars that could be on the property and the possible safety issues this could create. He suggested that a rail be added to the site to prevent cars from coming down to the below properties. He is also concerned about the pressure this new development would put on the land below. One of the houses on Florida Avenue is over 100 years old and concerned about the foundation of that house. He asked what assurances could be made that if the foundation is damaged because of this development.

Mr. Deiseroth said there is a small retaining wall at the rear of the driveway and will need to have a barrier on top of it. There is nothing in the municipal ordinance to control any vibration that is caused by the construction of the project. If a problem arises because of the vibration that would have to be addressed between the property owners. He has spoken with the developer regarding the storm water issues, and believes it has been addressed.

Mr. McMeans read into the record a letter received from Debra Parrish, 788 Washington Road, indicating she is not for this project. She believes the development will significantly alter the character of the neighborhood, and does not think it is consistent with the zoning of this area. She urges the board not to approve this project as proposed.

Mr. Sabeh asked if lighting and landscaping had been submitted.

Mr. Deiseroth indicated a lighting proposal is required for final approval. Landscaping was proposed on the grading plan indicating they would maintain the existing vegetation in the rear, and proposing street trees on the property along Washington Road.

Matt Cramer, Rolling Lambert Building Company, said they will show more landscaping detail, especially for the rear of the property, on the final submission. They do intend to plant trees to provide a better buffer between the properties.

Mr. Sabeh said he would like to see what type of landscaping they are proposing for the front of the units. He asked about lighting in the back of the building.

Mr. Cramer said they are proposing carriage lights on the rear of each unit to the side of the garages, but they are not proposing to light up the driveway.

Mr. Sabeh said he is a little disappointed in the aesthetics of the building itself. He would encourage the developer to provide a little more attention to variety.

Mr. Cramer said they had these units custom designed by an architect who considered the architecture along Washington Road, and thought they had incorporated many of the architectural features of Mt. Lebanon. He is willing to work with the board to incorporate the board's desires.

Motion

Mr. Canon moved and Mr. Pittman seconded to grant preliminary approval for the Uptown Place land development plan conditioned on the engineer's review comments in a letter dated July 20, 2016, comments from the planning board and the commission granting any requested waivers, and any additional engineers' comments related to the new location of the storm sewer. The motion carried unanimously.

- c. *A request for an extension of a municipal sanitary sewer for a property located at 295 Hoodridge Drive. The owner of 295 Hoodridge Drive is requesting an extension of the municipal sanitary sewer to serve the property.*

The extension will begin at a public sewer located at the rear of the property with Lot and Block Number 192-R-132. The sewer will be extended in the southwesterly direction for a distance of approximately 62 feet in an existing 15-foot wide easement for public utilities and sewers to the easterly property line of Lot No. 2 in the H.M. Brown Plan of Lots (Lot and Block Number 192-R-134).

The extension will be constructed and installed to Mt. Lebanon standards at the applicant's expense and inspected by the municipal engineer.

After completion and inspection, the extension will be accepted by the municipality.

Mr. Deiseroth said this is a vacant lot and the municipal sanitary sewer does not extend to this property. The property owner is proposing to extend the sewer because the county regulations say there needs to be a public sewer connection to a property. Multiple properties cannot go through a private lateral. They are required to install a 62-foot extension, which they have provided the plans for. It is his recommendation to consider this proposal.

Mr. Sabeh asked that Gateway Engineer's letter, dated July 13, 2016, be entered into the record.

Motion

Mr. Canon moved and Mr. Pittman seconded to recommend the extension to the municipal sanitary sewer system to serve the property located at 295 Hoodridge Drive conditioned on the engineer's review comments in a letter dated July 13, 2016, and further recommend acceptance of the extension after completion and inspection by the municipal engineer. The motion carried unanimously.

- d. *Annual report on the Mt. Lebanon Comprehensive Plan. In October of 2013 the municipality adopted Elevate Mt. Lebanon, as the municipality's comprehensive plan. The comprehensive plan guides public policy in terms of transportation, utilities, land use, recreation and housing.*

Each year the planning board will review the status of various items contained in the plan and offer recommendations on possible items to be considered as priorities to assist the Commission in their annual budget and Capital Improvement Program decisions.

Mr. McMeans gave a presentation for the Comprehensive Plan, focusing on some of the new items for 2016: 1) He has been working on updating the Zoning Ordinance and Subdivision and Land Ordinance; 2) The Comprehensive Plan calls for a strategic plan for the Uptown and Beverly Road business districts in cooperation with the commercial districts office and the Mt. Lebanon Partnership. The Uptown Strategic Plan was recently completed, published, and on the municipal website; 3) The north and south garages are being repaired at this time; 4) He has been participating in ALCOSAN's wet weather plan and allocating funds for municipality-wide improvements. He's been attending wet weather working groups for the Saw Mill Run watershed; ALCOSAN recently launched a funding program to fund either green infrastructure in communities that have combined sewers or I&I reduction projects, or other in-flow reduction projects in municipalities that have a separated sewer system. Mt. Lebanon has some completed projects that could be eligible for retroactive funding through that program. He is working with the engineers to put forward an application for those funds; 5) Prioritize renovations and constructions of recreation facilities such as the near completion of the platform tennis courts. There are two main large capital improvement projects slated for 2017: upgrades to the public works facility and upgrades to the Perma-frost system at the ice rink. The public works facility would meet the objective of implementing the recommendations from the master plan to help provide better services to the municipality. The ice rink improvement will be a complete replacement of the ice rinks; 6) On-going annual projects include exploring grant opportunities for the two large capital improvement projects for 2017, as well as other projects that will be suggested in the 2017 Capital Improvement Program such as the ALCOSAN GROW project, streetscape funding for potential Washington Road streetscape project, joint municipal and school programming through the recreation facilities,

establishing and maintaining historical districts, implementing road safety audit recommendations, maintaining street infrastructure such as implementing a policy for brick street replacement or converting to asphalt, upgrading asphalt streets in the municipality, maintaining storm sewer systems, promoting sustainability and recycling, working with the Mt. Lebanon Partnership to implement the Uptown Strategic Plan, and the annual evaluation of user fees.

Mr. Pittman asked about the neighboring T station developments and what effect those would have on Mt. Lebanon's T station development.

Mr. McMeans said Mt. Lebanon's site is difficult to develop because of the lack of land. Any developments would need to be up instead of out. It is recommended by the Economic Development Council that Mt. Lebanon wait to develop this site until the other neighboring sites are completed to determine if developing this site would be a good investment.

Mr. Pittman asked if the Castle Shannon site would affect Mt. Lebanon because of the possibility of a traffic signal that would be under Mt. Lebanon's jurisdiction.

Mr. McGill, municipal manager, indicated the Castle Shannon project is currently stalled. As part of the traffic signal proposal Castle Shannon would maintain any traffic signals, so this would not be added to Mt. Lebanon's signal infrastructure.

Mr. Sabeh asked about the GROW funds and how they would be applied.

Mr. McMeans said prior projects were funded out the Capital Improvement fund, the storm water fund or the sewer fund. The reimbursement could be put back into those funds for future projects.

Motion

Mr. Pittman moved and Mr. Canon seconded to provide the annual update on the Comprehensive Plan to the Commission. The motion carried unanimously.

Adjournment

The next regularly scheduled meeting of the Mt. Lebanon Planning Board is Tuesday, August 23, 2016, at 7 p.m. The meeting was adjourned at 8 p.m.