

APPROVED

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

DATE: Tuesday, October 25, 2016

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Dennis Pittman, Rick Sabeh, Suzanne Sieber, Bill Pope

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

Agenda Items

Minutes of the September 27, 2016, Planning Board meeting.

Motion

Ms. Sieber moved and Mr. Sabeh seconded to approve the September 27, 2016, Planning Board minutes. The motion passed unanimously.

Old Business

- a. Request for recommendation for final approval of the Shady Grove land development plan. RDC Design Build, Inc. has equitable interest in a property located on an unopened section of Pennsylvania Boulevard. The developer is requesting a recommendation for final approval of a land development plan to construct a 30-unit multi-family building with parking and associated infrastructure. As part of the project Pennsylvania Boulevard from its intersection with Poplar Avenue will be brought up to municipal standards and dedicated for acceptance by the municipality.

Mr. Deiseroth summarized a letter from Gateway Engineers dated October 21, 2016, a number of documents received from JR Gales & Associates, JMAC Architects, and other consultants for the walls of the project, have been reviewed. He said there are some minor comments related to the final stormwater management report that need to be clarified. He said the design calculations for the various walls, provided by the developer, are acceptable. He feels the concerns regarding the walls and the soil have been addressed. He did caution that there needs to be consistency in the final plans between the architects and the wall consultants to make sure the details are the same.

Mr. Sabeh asked about the lighting for the parking lot.

Mr. Deiseroth said it needs to be clarified that the illumination ends at the property line.

Mr. Sabeh asked about the versa-lock wall and the existing trees that are shown on the plan. He would like to see which trees will be saved, and what landscaping design will be on the walls.

Mr. John Deklewa, RDC Design Build, said they did a minor re-design and re-calculation of the walls. They will need to go back to the property line because of the layback of the versa-lock walls. They do have a landscape plan and have about doubled the trees from the original plan, which exceeds the township ordinance. Regarding the question about the lighting, this design provides for zero foot candles at the property line. He is willing to put light shields on either of the light poles, if the municipality so desires.

Mr. Sabeh said he would like the drawings to reflect what is planned, especially with regard to the property line. He asked what would be planted on the top of the walls.

Mr. Deklewa said evergreens and maples would be planted.

Mr. Deiseroth said they need to see what trees would be coming out and what trees would be replanted once the walls were complete. He said they are not required to plant something in that area, but it would be nice for the neighbors. He also cautioned that Long Way not be obstructed by the plantings.

Mr. Pittman asked about a berm between the existing properties and the parking lot.

Mr. Deklewa said they show a berm with tree plantings on their landscaping plan.

Mr. McMeans commented that per a previous discussion the contractor has added trees to the other side of Pennsylvania Boulevard before the LRT tracks to help screen the properties across the tracks from the lights in the parking lot.

Citizen Comments

Eileen Iorio, Eckert Seamans, council for Port Authority, said they have not had a chance to review the final retaining wall plans to determine if there is any impact on the LRT tracks, nor have they had time to review the final plans regarding the catch basin in the stormwater plan. Port Authority asks that if the planning board is giving final approval to the developer that it would be contingent on the Port Authority signing off on the retaining wall and the storm basin and storm management plan.

Mr. Pittman asked what the turn-around time would be once Port Authority got the plans.

Ms. Iorio said approximately 45 days.

Mr. Deiseroth said that requirement is in the engineer's review letter.

Mr. McMeans clarified the motion before the board this evening is a recommendation for final approval, which would then need to be submitted to the Mt. Lebanon Commission, who would grant final approval.

Mr. Deiseroth clarified the stormwater would go into the Port Authority's system, but the retaining wall would belong to Mt. Lebanon.

Dan Earley, 322 Pennsylvania Boulevard, asked if some of the trees to be planted could be evergreens so they would provide year-round shielding.

Mr. Deiseroth said there would be plenty of shielding provided, between the landscaping and the walls. He said there was at least 30 feet between Mr. Earley's property line and where there would be any work done.

Ms. Iorio, asked if Port Authority approval for the wall could be included in the motion.

Mr. Deiseroth said a letter from Port Authority approving the wall and the storm water basin would be needed before the project could be approved.

Bill Powers, 305 Ashland Avenue, asked if a cross-section of the site had been provided from the developer.

Mr. McMeans said copies of all of the documents submitted by the developer are available to the public in the municipal offices.

Motion

Mr. Sabeh moved and Mr. Pope seconded to grant recommendation for final approval for the Shady Grove land development plan conditioned on the engineer's review comments in a letter dated October 21, 2016, to also include Port Authority comments regarding concrete retaining wall and stormwater plan, additional comments from the planning board and the commission granting any requested waivers or modifications. The motion passed unanimously.

b. Update on Neighborhood Signs Policy.

Mr. McMeans said the Commission at their second meeting in September, and the planning board at their meeting, received a presentation on a proposed policy to allow neighborhood entrance signs throughout the municipality. Some neighborhood entrance signs have been constructed, but there currently are no ordinances to allow for new signs to be constructed in traffic islands. All comments made by the planning board and the commission were drafted and sent to the municipal solicitor for review. A book from the 1980s, developed by realtors, outlined the neighborhoods in Mt. Lebanon. He asked the staff GIS professional to make a map with the 22 neighborhoods, with street names, in a draft form. Once comments have been received from the solicitor the policy will be updated and submitted to the board for final comments before the ordinance review process begins.

Mr. Pittman offered comments about the volunteer planning board and the time and effort they put into reviewing and approving projects. Therefore, when a project has been approved by the planning board, and then the commission, it is with the assumption that all agreements will be upheld. He stressed that the board will monitor all projects and work to make sure all ordinances are followed.

Adjournment

The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, November 22, 2016**, at 7:00 p.m.

The meeting was adjourned at 7:47 p.m.