

APPROVED

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

DATE: Tuesday, January 24, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

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

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Matt Bagaley

1. Minutes

- a. December 14, 2016, meeting. Mr. Sabeh moved and Mr. Pope seconded to approve the December 14, 2016, Planning Board minutes. The motion carried unanimously.

2. Old Business

- a. Request for recommendation for final approval for Toner Plan Revision No. 2, a subdivision of Parcel B in the Toner Plan. Senior Apartments of Mt Lebanon, LP has an equitable interest in a property located at 2904 Castlegate Avenue. The developer is requesting approval to subdivide the parcel currently identified as lot and block 97-F-185 into two lots.

Mr. Bagaley said the comments from the letter from Gateway Engineers, dated December 8, 2016, have been addressed. A new letter has been issued dated January 19, 2017, and was read into the record.

Citizen Comments

There were no citizen comments.

Mr. Pope moved and Mr. Cannon seconded to grant recommendation for final approval for the Senior Apartments of Mt. Lebanon subdivision plan conditioned on the engineer's review comments in a letter dated January 19, 2017. The motion carried unanimously.

- b. Request for preliminary approval of a land development plan. Senior Apartments of Mt Lebanon, LP has an equitable interest in the property located at 2904 Castlegate Avenue. The developer is requesting preliminary approval of a land development plan to construct a 60-unit multi-family building with parking and associated infrastructure.

Mr. Bagaley said most of the comments from the engineer's letter dated December 8, 2016, have been addressed. A new letter dated January 19, 2017, was issued, and read into the record, with some minor items still needing to be addressed such as fencing and walls. The

stormwater meets the needs of the municipal ordinance – although some technicalities of the design do need to be adjusted – and a few third-party reviews still need to be attained.

Ben Kelley, Oxford Development, gave a brief overview of the proposed project. The Mt. Lebanon Senior Apartments will be a 60-unit multi-family building specifically for one or two people per apartment. Residents will be aged 62 and older, with a 60% or less of area median income. It is geared toward lower-income seniors from the south hills area. Early income research indicated over 90% housing units in the south hills area are occupied, and up to 25% of those are senior citizens. This project would provide an affordable alternative to owning a home, but remaining in the area. The entrance to the building would be from Midland Avenue, and parking meets municipal requirements, with one parking space per bedroom. In similar projects 40-60% of the residents drive so there would be plenty of parking available. He gave a brief description of the proposed building that would have open areas, walking trails and provide many opportunities for residents to spend time outdoors. They looked at other buildings in the area and included those types of elements in their design, such as brick and glass, with a gabled roof to provide a more residential vs. commercial look. Access to area residents will also be provided so they may also enjoy the green space.

Mr. Cannon asked what the rent would be.

Mr. Kelley said rent will be based on income, but should be no more than 30% of their income. The median income of the area is approximately \$51,000.

Mr. Pittman asked if there was an upper level cut-off.

Mr. Kelley said it would be approximately \$31,000 per year for a single individual.

Mr. Sabeh asked why they had six fully accessible units, but only provided four accessible parking spaces.

Jeff Davis, FortyEighty Architecture, said the number of accessible units were required for PHFA, but the parking requirements meet the municipal ordinance. They are not expecting everyone in the accessible to drive. They feel they are tight on provided parking spaces, but based on similar projects they have not needed the one-to-one accessible parking spaces.

Mr. Sabeh encouraged them to provide six accessible spaces for the six accessible units. He also asked Mr. Bagaley what type of city approvals are still needed for this site.

Mr. Bagaley said curb cuts and street openings.

Mr. Sabeh suggested the developer look at providing sidewalks that would connect to other sidewalks on McNeilly Road.

Bernard Lamm, site civil engineer with Common Ground, said initially they were not proposing a sidewalk along Midland because of the slope of the street, but based on further discussions with Mt. Lebanon decided to extend the sidewalk along Midland to provide safe access to the park across McNeilly. They don't foresee any need to provide sidewalks along McNeilly because there is no destination on McNeilly.

Mr. Pittman asked if a sidewalk could be provided from the parking stalls to the building.

Mr. Lamm said they feel the residents will most likely cut through the parking lot to the stalls and don't feel a sidewalk there is necessary.

Citizen Comments

Natalia Rudiak, Pittsburgh Councilwoman, said she conducted a meeting with concerned residents, with South Pittsburgh Development CDC and the developer regarding this project. Many citizens are concerned about the increased traffic around the development. There are also concerns regarding the infrastructure and the ability for current water and sewer systems to handle an increased load from storm water runoff.

Mr. McMeans said the developer did submit a storm water and sewer management plan, which meets municipal standards. Because the tap-in is going into the city's sewer system, they will need to sign off on the plan.

Laura Guralnick, 2861 Castlegate Avenue, said she is an advocate of senior developments, but is concerned with the infrastructure and the streets immediately surrounding the development. There is a history of sewer back-ups on the street and encourage the municipality to be diligent in their consideration.

Mr. Pittman asked if sewer cameras could be used.

Mr. McMeans said the sewers are all property of the City of Pittsburgh, so they would need to authorize and pay for a camera going into the sewer.

Mr. Sabeh asked about spacing for where vans would be able to turn around.

Mr. Kelley said the plan is to have the Access vans turn around at the north end of the building.

Mr. Sabeh moved and Mr. Cannon seconded to grant preliminary approval for the Senior Apartments of Mt. Lebanon site development plan conditioned on the engineer's review comments in a letter dated January 19, 2017, comments from the planning board, and the commission granting any requested waivers or modifications. The motion carried unanimously.

3. New Business

- a. None.

Citizen Comments

There were no citizen comments.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 28, 2017**, at 7:00 p.m.

Adjournment

The meeting was adjourned at 7:52 p.m.