

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

DATE: Tuesday, December 19, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Suzanne Sieber, Rick Sabe, James Cannon, Dennis Pittman,

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

1. Minutes

November 28, 2017, meeting. Mr. Cannon moved and Mr. Pittman seconded to approve the minutes of the November 28, 2017, Planning Board Meeting. The motion carried unanimously.

2. Old Business

a. None

3. New Business

a. Request for preliminary approval for the St. Clair Hospital Lot Consolidation Plan. St. Clair Hospital owns the property located at 1000 Bower Hill Road. The hospital is requesting a lot consolidation plan to merge the six parcels that make up the hospital property (143-M-150-0-4, 143-M-150-0-3, 143-S-15, 143-S-50, 143-S-56, and 143-S-588) into one parcel.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated December 14, 2017. These are minor items the applicant should have no problem addressing.

Mr. Sabe asked if this item was contingent on the county moving North Wren.

Mr. Deiseroth said the county would have to approve the highway occupancy permit (HOP) for moving Wren drive, but he does not anticipate any problems since it will improve the overall intersection. The applicant needs to make a notation to the plan regarding the county HOP, then the plan may be approved.

Mr. Pittman moved and Mr. Sabe seconded to grant preliminary approval for the St. Clair Hospital lot consolidation plan conditioned on the engineer's review comments in a letter dated December 14, 2017. The motion carried unanimously.

b. Request for preliminary approval of a Land Development plan. St. Clair Hospital owns the property located at 1000 Bower Hill Road spanning the Municipality of Mt. Lebanon and Scott Township border. St. Clair Hospital is seeking to construct an addition to their existing facility

for an ambulatory care center, operating rooms, outpatient facilities, offices, and associated parking. Section 203.3 of Chapter XX, *Zoning*, of the Mt Lebanon Code identifies "Hospitals" as a Conditional Use in the R-2 Single-family residential zoning district.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated December 14, 2017. He also read into the record the traffic engineer's letter dated December 12, 2017, from Michael Haberman of Gateway Engineers.

Damon Rhodes, regional director of transportation, Larson Design Group, they have reviewed the traffic engineer's comments and should submit a report by year-end. He gave highlights of the traffic report. The main two intersections they studied were: 1) Bower Hill/North Wren/Firwood, which has an overall rating of F, which is a failing grade. The re-alignment of that intersection will improve the level of service to B; 2) Segar/Greenhurst/Bower Hill with additional traffic maintains a level D rating. The results will remain favorable with this project.

Mr. McMeans said the St. Clair Hospital team appeared before the zoning hearing board on December 7 and were granted three variances for: 1) building height to exceed the maximum building height of 45 feet, and variance was granted for 10 additional feet; 2) parking design standards they were granted variance for the overall dimension for the parking stall, vehicle overhang and the driveway to be reduced by two feet; 3) they were granted variance for the sign ordinance for a double-sided building sign of a maximum of 120 square feet. Those variances should be included on the land development plans.

Mr. Pittman asked if the 120 square feet is on each side totaling 240.

Tammy Greene, said the ordinance allows for signage on one side. The variance they applied for was for two signs, one on each side.

Mr. Sabeh asked if that included the signage at the entry.

John Schrott, said the entry signage is in Scott Township.

Mr. Sabeh said there were several comments from Mr. Deiseroth's letter that need to be addressed before the board is ready to grant preliminary and final approval.

Mr. Deiseroth said they have been working well with the St. Clair Hospital team and anticipates them being ready for the next planning board meeting.

Mr. McMeans said the next planning board meeting is Tuesday, January 23, 2018.

Mr. Schrott said they anticipate being ready for the next meeting.

Ms. Sieber explained the planning board would be tabling the action, and not denying the motion, so the applicant has time to make their changes.

Mr. Sabeh questioned the use of space on the sixth floor.

Citizen Comments

There were no citizen comments

Mr. Sabeh moved and Mr. Cannon seconded to table preliminary approval for the St. Clair Hospital Ambulatory Care Center Land Development Plan in order to give the applicant time to address the comments in the engineer's review letter dated December 14, 2017, and to address any additional comments by the planning board. The motion carried unanimously.

4. Citizen Comments

There were no citizen comments.

Mr. Pittman said a project approved by the board on McNeilly Road for the development of affordable housing has been purchased by the Allegheny County Housing Authority. He has questions as to the effect this will have on the tax rolls.

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, January 23, 2018**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 7:36 p.m.