

TO: Mt. Lebanon Commission
FROM: Keith A. McGill, Municipal Manager
DATE: June 4, 2021
SUBJECT: Agenda – Regular Meeting – June 8, 2021 – 8 p.m. (Virtual)

Call to Order – Pledge of Allegiance to the Flag – Roll Call

MR 1. Commission/Manager’s announcements:

- Summary of discussion session topics (Manager McGill)
- Manager’s announcements (Manager McGill)
- Community highlights (Commission Vice President Andrew Flynn)

MR 2. Citizens Comments.

MR 3. COVID-19 update/information.

AF 4. Consideration of the [minutes](#) from the Adjourned Meeting held May 25, 2021. - approved

Recommended Action: Move to approve the minutes.

LF 5. Public hearing on Ordinance ([Bill No. 4-21](#)) Modifying Procedures for Participation in Commission meetings by Telecommunication Devices. – hearing held

The Administrative Code establishes requirements for Commission meetings. Commissioners have established rules for meeting by means of telecommunication devices. The Commission now wishes to modify those rules in light of its recent experience to allow greater use of telecommunications devices.

This ordinance was introduced May 25, 2021.

Recommended Action: Conduct the public hearing.

CG 6. Consideration of Ordinance ([Bill No. 5-21](#)) to Amend Certain Provisions of the Hazardous Tree Ordinance. - approved

Mt. Lebanon currently has a hazardous tree ordinance, whereby a hearing can be requested with respect to hazardous trees located on private property. The Commission desires to amend the ordinance with respect to these private trees. The amendment will limit hearings to private trees of two categories. One is trees which are close enough to a public right of way or other public area so as to create a potential hazard to the public. The other is for private trees, regardless of the location of the tree relative to a public area, which are sufficiently damaged, diseased, infested or in such other condition as to constitute a threat to the survival of other trees.

This ordinance was introduced May 25, 2021.

Recommended Action: Move to enact Ordinance (Bill No. 5-21).

SS 7. Consideration of Ordinance (Bill No. 6-21) to Amend Certain Provisions of the Employee's Pension Plan. - approved

Mt. Lebanon sponsors the Mt. Lebanon, Pennsylvania Employee's Pension Plan. The Plan calculates pension benefits based on average monthly compensation occurring before retirement. The Commission desires to amend the Plan to change the definition of Final Average Monthly Compensation to prevent any adverse effect on participants' pension benefits resulting from an Authorized Leave of Absence, such as a furlough.

This ordinance was introduced May 25, 2021.

Recommended Action: Move to enact Ordinance (Bill No. 6-21).

LF 8. Consideration of Resolution No. R-5-21 for the transfer of a liquor license to JP Iovino LLC. - approved

Changes in state law allow liquor licenses to be transferred between establishments in different municipalities. Prior to submitting the license transfer to the Liquor Control Board, the municipality into which the license is being transferred must hold a public hearing and act on the transfer.

JP Iovino LLC has a lease for property located at 306 Beverly Road, Pittsburgh, PA 15216, and is seeking to transfer a liquor license to the existing io Deli at this location. JP Iovino LLC has requested a hearing before the Commission for approval of the transfer of a liquor license to this location.

A public hearing was held May 25, 2021.

Recommended Action: Move to adopt Resolution No. R-5-21.

CG 9. Consideration for Adoption of the Standard Resolution No. R-7-21 for a Planning Module for the proposed Castlegate Green Residential Development. - approved

As a part of the land development permit process the Pennsylvania Department of Environmental Protection (PADEP) requires a Planning Module to be submitted to account for the sanitary sewage from the proposed Castlegate Green Residential Development. The standard resolution associated with the Planning Module is an update to the Municipalities "Official Sewage Facilities Plan" to include the development and its method of service.

The Municipal Engineer has reviewed the document and recommends adoption of the resolution and transmitting it to the PADEP.

Recommended Action: Move to adopt Resolution No. R-7-21 for a New Land Development for the Castlegate Green Residential Development and transmit the Planning Module to the PADEP.

AF 10. Consideration of Final Approval for the Cedar Place Land Development Plan. - approved

At its meeting on May 18, 2021, the Planning Board recommended final approval of the Cedar Place Land Development Plan. Flash Point Partners, LLC owns the property at 62 Cedar Boulevard and is requesting final approval of a land development plan to construct a two-family dwelling with associated grading, landscaping, and stormwater management. The property is zoned as R-4 Residential. Two-family dwellings are a Use By Right in the R-4 District.

The Planning Board granted preliminary approval at its April 20, 2021 meeting. All civil engineering comments have been satisfied.

Recommended Action Move to grant final approval to the Cedar Place Land Development Plan, conditioned upon the execution and approval of the required development agreement within 90 days and the receipt of the financial securities detailed in the development agreement.

SS 11. Consideration of the Execution of a Development Agreement with Flash Point Partners, LLC. - approved

Earlier tonight, the Commission granted final approval to the Cedar Place Land Development Plan. Flash Point Partners, LLC owns the property at 62 Cedar Boulevard and is seeking to construct a two-family dwelling with associated grading, landscaping, and stormwater management. The property is zoned as R-4 Residential. Two-family dwellings are a Use By Right in the R-4 District. The Engineer and Solicitor have recommended that the Municipality enter into a Developer's Agreement with the new property owners of 62 Cedar Boulevard to ensure completion of the approved plan.

Recommended Action: Move to authorize the proper municipal officials to execute the Development Agreement between Flash Point Partners, LLC and Mt. Lebanon for the Cedar Place Land Development Plan, conditioned upon the receipt of the financial securities detailed in the development agreement.

MR 12. Adjournment.