



MT. LEBANON
PENNSYLVANIA

MUNICIPAL BUILDING
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MT. LEBANON PLANNING BOARD
TUESDAY, SEPTEMBER 26, 2017
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER

AGENDA

1. **Minutes**
 - a. August 22, 2017, meeting
2. **Old Business**
 - a. None
3. **New Business**
 - a. A request by Pizza Care, LLC for site plan approval to change the usage of the building at 1105 Bower Hill Road from what was originally approved.

The former Cookie Bouquet/Cookies by Design Building and related off-street parking, located at 1105 Bower Hill Road was granted approval on November 28, 1994. This approval was conditioned on the following usage of each floor of the building:

Basement: baking equipment, coolers and related equipment
First Floor: sales area, office, employee lounge and garage
Second Floor: records and product storage

It was further stated that if the owner proposes to change the usage of any floor, the owner must apply for a revised site plan approval reflecting such change.

An amended site plan was approved in 2003 to allow an increase in the size of the office area and to accommodate an office and display area related to the sale of kitchen cabinets. As part of that approval it was stated that if the owner proposes to change the usage of any floor, the owner must apply for a revised site plan approval reflecting such change.

An amended site plan was approved in 2013 for Life is Sweet Bakery to change the usage of the first floor by the addition of a small seating area and a second accessible toilet area in addition to retaining a retail area. As part of that approval it was conditioned on the following usage of each floor of the building:

Basement: baking equipment, coolers and related equipment (production area)
First Floor: retail area (234 S.F.), seating area (312 S.F.)
Second Floor: company offices and storage area

It was further stated that if the owner proposes to change the usage of any floor, the owner must apply for a revised site plan approval reflecting such change.

This application proposes to change the usage of the building from a retail bakery to a retail pizza parlor. This application proposes changes to the cooking equipment items in the basement, but does not propose any changes to the layout or square footage of the retail area or seating area on the first floor or to the office space and storage area on the second floor. The property is zoned C-1 Neighborhood Commercial District. Chapter XX of the Mt Lebanon Code, *Zoning*, Section 302.2 identifies “*Restaurants* operating between the hours of 6 AM and 11 PM, including accessory outdoor seating/assembly areas but excluding *Drive-Thru* facilities. Subject to additional requirements for specified *Uses* in §621” as a Use by Right in the C-1 District.

- b. Request for preliminary approval and recommendation for final approval for the Gosai-Goswami Subdivision Plan. The property owner of 969 Osage Drive is seeking to acquire property from the adjoining parcel at 973 Osage Drive. The plan would divide the property at 973 Osage Drive into two parcels with a section of 9,864.53 square feet to be acquired and consolidated with the property at 969 Osage Drive.
- c. Request for preliminary approval of an amendment to the site development plan of 1701 Cochran Road. C.E. Acquisitions II, LP received approval of a land development plan for the property at 1701 Cochran Road on August 9, 2016. The developer is requesting to amend the approved site plan to add an expanded sidewalk area, a small retaining wall, and associated landscaping in front of the existing building on the property.
- d. Request for preliminary approval of a land development plan. The Municipality of Mt Lebanon owns the property located at 1250 Lindendale Drive where the public works facility is currently. The municipality is requesting approval of a land development plan to demolish the existing salt storage structure. The redeveloped site includes a new salt storage building, a renovation and addition to the existing garage, two additional storage buildings, new pavement and sidewalks, underground utility installation, associated grading and landscaping.

4. Citizen Comments

- 5. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, October 24, 2017**, at 7:00 p.m.

6. Adjournment

The Planning Board and the Planner will make reasonable accommodations to its programs and services to assure access to all persons. If, because of a disability, you require an accommodation, please call 412-343-3620.