

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

DATE: Tuesday, September 26, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Matt Simonds, Dennis Pittman,

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

1. Minutes

Minutes of the August 22, 2017, Planning Board meeting. Mr. Pittman moved and Mr. Simonds seconded to approve the August 22, 2017, Planning Board minutes. The motion carried unanimously.

2. Old Business

There was no old business.

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.

Christian Bareford, 1105 Bower Hill Road, said he and his wife own the building, and Life is Sweet was his wife’s business. They have decided to close the business and sell the building, which has been on the market since the spring. He gave a description of the proposed Pizza Care business and feels it would be a good fit for this location.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated September 21, 2017. He said the site plan should be revised to reflect parking calculations and the new architectural floor plan dimensions.

Mr. Pittman asked about the hours of operation.

Mr. Nadir Tashpulatov, applicant for this project, said the business would operate 10 a.m. to 11 p.m.

Mr. Duane Palmieri, real estate agent for the owner, said the architect had submitted revised plans to Mr. McMeans.

Citizen Comments

There were no citizen comments.

Mr. Simonds moved and Mr. Pittman seconded to grant preliminary approval and recommend final approval for the site plan for Pizza Care, LLC to change the usage of 1105 Bower Hill Road, conditioned on 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, conditioned on the engineer’s comments in a letter dated September 21, 2017, and conditioned on any additional comments from the Planning Board. The motion carried unanimously.

- 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.

Mr. Deiseroth explained this is a lot line revision adding .2265 acres from 973 Osage to 969 Osage. He read into the record a letter from Gateway Engineers dated September 19, 2017. He said there were some minor comments regarding set-back lines and sanitary sewer easements to the east of both lots, but they should not affect the decision of the board tonight.

Mr. Pittman asked if the planning board needs two motions to subdivide one lot, then add it to the second lot.

Mr. McMeans said it can be done in one motion, since it is only moving the lot line.

Mr. Deiseroth said the board is approving the subdivision plan, which includes the subdivision and the consolidation.

Mr. McMeans said the proposed plan meets the zoning ordinance requirements for an R-1 District.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Simonds seconded to grant preliminary approval and recommend final approval for the Gosai-Goswami Subdivision Plan, conditioned on the engineer's comments in a letter dated September 19, 2017, and conditioned on any additional comments from the Planning Board. The motion carried unanimously.

- 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 expanded sidewalk area, a small retaining wall, and associated landscaping in front of the existing building on the property.

Craig Cozza, owner of 1701 Cochran Road, said he is asking to widen the sidewalk to clean up the front and put landscaping there, which was overlooked when they did the original landscape plan.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated September 21, 2017. He said because this request was not shown on the original site plan, he told the owner it would need to be brought before the planning board. He said they are making a big investment by putting in a wall and adding parking stalls so the whole development will have adequate parking, including for the proposed retail building. The plans also

needed to include the proposed restaurant. The applicant has applied for an HOP permit, but a building permit cannot be issued until that permit is approved by the state. The traffic engineer requires additional information in regards to trip generation as to whether or not a full traffic study will be required.

Mr. Cozza said his traffic engineers spoke with PennDOT and believes there will be less trips generated than the prior use of the PNC Bank. They have also eliminated the second floor of the retail building, which will alleviate the parking situation. They are still looking for tenant, and they always intended to have one restaurant.

Mr. Sabeh asked about the timeframe with PennDOT.

Mr. Cozza said they are expecting to hear from PennDOT by Friday, October 6. He said they are adding a right-in/right-out driveway, which will improve the traffic pattern.

Mr. Deiseroth said the plans submitted at time did not have enough information, which was reflected in his letter. He said the board can only do a preliminary approval, but the applicant would still need to come back for final approval.

Mr. McMeans said the planning board received the amended plans today and has not had time to review them.

Mr. Deiseroth said it would be beneficial if the applicant had the HOP in-hand before the next meeting. He also suggested the applicant's traffic engineer speak with the municipal traffic engineer to discuss trip generation and a traffic study. He recommends waiting one month to make sure all information is up-to-date and correct for the planning board to review.

Mr. Deiseroth asked about the drive-thru window.

Mr. Cozza said they will not have a drive-thru window, but they would like to have some parking spaces designated for short-term parking for people to park and pick up take out food.

Mr. Pittman asked about the wider sidewalks.

Mr. Cozza said the wider area in front would provide an opportunity for some outdoor seating.

Citizen Comments

There were no citizen comments.

Mr. Simonds moved and Mr. Pittman seconded to table preliminary approval for the amendment to the site development plan of 1701 Cochran Road to allow the applicant to address the comments in the engineer's review letter dated September 21, 2017, and any additional comments from the Planning Board. The motion carried unanimously.

- 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.

Alberto Jaoquin, Gateway Engineers, and Ron Gigler, RSSC Architects, gave a presentation regarding the proposed public works facility.

Mr. Jaoquin said the existing site is located in an R-2, single-family residential district, on the west side of Cedar Boulevard. There is a 24-foot wide driveway off Lindendale Drive for both ingress and egress. Currently there is a public works building, a storage shed, parking garage, and a salt dome. There is a combination of impervious service, brick and asphalt, and compacted aggregate area, which is used by contractors and public works employees. There is an existing tributary stream that comes down Lindendale Drive and come across and is open adjacent to the driveway; there is a 96-inch culvert that comes through the site and goes underground through the entire site and discharges at the end. The entire site is located in the 100-year flood plan, and he is working with FEMA to try to get the flood plan revised. The proposed site will have a 30-foot driveway off Lindendale Drive, 43 delineated parking spaces, the current fueling canopy, a new two-story garage building, and two new buildings for storage. The hillside will be cut out to make the site wider. He described changes to the flood plan to provide a by-pass for storm water away from the site. He said they have a received a conditional letter of map approval from FEMA which will allow them to build the site and submit plans for final map amendment. They are waiting on DEP for the joint permit to cut into the channel. He described where new buildings would be built, where the areas would be paved, and where a new driveway would be cut of Cedar Boulevard to provide a second ingress and egress for the site. The materials that will be cut will be used to create a one-acre area, possibly for future recreational use. There will be new lighting for the salt storage area, the two driveways and throughout the site.

Mr. Pittman asked about security for the facility.

Rudy Sukal, public work director, there is no need for security on the site. The police and fire departments both get fuel for their vehicles at all times of the day and night, and putting a security gate at each of the driveways would be an added expense he feels is unnecessary.

Mr. Jaoquin described the proposed landscaping throughout the site, but especially along Cedar Boulevard. He showed cross-sections of the site and what the residents across Cedar Boulevard will see. Most of the living space for those homes is higher than the proposed driveway, which will limit the effect of vehicle lights in and out of the site.

Mr. Pittman asked if the FEMA approval would be necessary before moving forward with the site.

Mr. Joaquin said they received the conditional letter for map revision, which is the first step, and the permit. They would build the site then demonstrate to FEMA that the constructed design does what it was designed to, at which time FEMA would then issue a letter of map revision.

Mr. Gigler, gave a description of the proposed buildings. The salt storage building will stay approximately in the same space, will be enlarged and will be tucked back against the hillside. There will be a larger storage building to house all of the equipment that is currently left out in the elements; this will also provide an area for the delivered street trees to be stored. The maintenance garage will be built so vehicles will be able to drive through, instead of having to back out. The maintenance garage, storage area, new locker rooms and restrooms will be built on the first level. The second level of the existing building will house a break room, training room, the traffic area, sign shop, meeting room and restrooms. This will be the main entrance for visitors to the building. All of the garage doors will be replaced.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated September 22, 2017. He said they are trying to make the site a good investment so that it is usable and provides adequate space for equipment and for the public works crews to do their jobs to provide services to the residents, as well as provide a place for municipal contractors to be able to store their equipment.

Mr. Sabeh suggested a sidewalk be added to that side for possible future use if the area does provide for recreational use.

Mr. McMeans indicated this site does meet the requirements and goals of the Comprehensive Plan.

Mr. Pittman asked when the project might be started.

Mr. Sukal said they would wait for the winter season to end, it would take approximately 18 months to two years, and will be done in stages.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Simonds seconded to grant preliminary approval for the Mt Lebanon Public Works Facility land development plan conditioned on the engineer's review comments in a letter dated September 22, 2017, comments from the Planning Board, and the Commission granting any requested waivers or modifications. The motion carried unanimously.

4. Citizen Comments

There were no 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 meeting was adjourned at 8:32 p.m.