

APPROVED

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

DATE: Tuesday, October 24, 2017

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Suzanne Sieber, Rick Sabeh, Matt Simonds, James Cannon, Dennis Pittman

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

1. Minutes

September 26, 2017, meeting. Mr. Cannon moved and Mr. Simonds seconded to approve the minutes of the September 26, 2017, Planning Board Meeting. The motion passed unanimously.

2. Preliminary Consideration

St Clair Hospital owns the property located at 1000 Bower Hill Road spanning the Municipality of Mt Lebanon and Scott Township. 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.

At this time, St Clair Hospital would like the opportunity to present their current proposed project informally to the board and public to get comment and feedback before submitting a formal land development application for consideration.

Dr. Alan Yeasted, senior vice president, chief medical officer of St. Clair Hospital, and municipal resident, thanked the board for allowing them the opportunity to present their submission and receive feedback. He gave background on the hospital that was started in 1954. There has been an increase in outpatient care in the past year, and this is why they are wanting to expand to include an ambulatory wing. He described the way the hospital infrastructure has changed and grown that now forces ambulatory patients to wander throughout the hospital to get from parking to various outpatient services. The new wing would provide closer parking and easier convenience by putting outpatient services in one building.

John Schrott, IKM Inc., also a resident of Mt. Lebanon, noted the impact the hospital has on the community. The topography of the land makes it difficult to build behind the hospital, which is why they are trying to build to the side. He described how the intersection of Wren Drive where it crosses Bower Hill Road creates an awkward dogleg. They are proposing to

change the location of Wren Drive to create a safer four-way intersection with Firwood Drive. By changing the location of Wren Drive, the proposed building would be located in both Mt. Lebanon and Scott Township.

Tammy Greene, IKM Inc., said the building would be seven floors with 184,000 square feet of patient services and 102,000 square feet of parking facilities, below grade. The building would be four stories above grade and three stories below grade, with a mezzanine. The second level is a partial floor that is all building support with mechanical equipment, a loading dock and a storage room for building supplies. This second level would connect directly to the second level of the main hospital via a staff connection. Levels 3 and 4 are parking with 192 parking spaces, below grade. The fourth floor would also be the lobby level for the ambulatory care wing. The lobby would have a set of stairs to connect levels 4, 5 and 6, as well as elevators, and a public connection to the fourth floor of the main hospital. The fifth floor is at grade level that would have a covered drop-off area, and valet parking. Services on the fifth floor would include a lobby, reception desk, café, diagnostic suite, conference space, and rehabilitation center. Above the fifth floor is a mezzanine level that would have space for equipment, to keep it off the roof. The sixth floor will house all of the procedure rooms including the operating rooms, patient recovery rooms and an endoscopy suite. The top floor is the clinical space that will house physician offices. She then talked about the design of the building. They want to have a contemporary design, but want to have it blend in with the existing hospital, so the color palate will have similar features. The drop-off lane will be covered and is long enough to have a queue of seven vehicles, which will get the traffic off Wren Drive.

Mr. Schrott thanked the board for their time and allowing them to give this presentation.

Ms. Sieber said Mt. Lebanon is lucky to have such a great hospital in the community, and likes the design.

Mr. Pittman asked if it would be possible to annex the piece of property so the building won't be in two municipalities.

Mr. Schrott said they have had two joint meetings with Mt. Lebanon and Scott Township to discuss issues regarding a building being in two townships. They are working with both townships to get approval for the building design.

Mr. McMeans explained that annexing a property is a difficult and lengthy process.

Mr. Sabeh asked who owns Wren Drive.

Mr. Schrott said it is owned by Scott Township; Bower Hill Road is owned by Allegheny County.

Mr. Sabeh asked why they decided not to put the building on the property across Wren Drive.

Mr. Schrott said the space is not big enough, and this design allows for better connection to the hospital.

Citizen Comments

Anthony Agostineli, 836 Eisenhower Drive, said the intersection at Wren Drive/Firwood Drive/Bower Hill is very dangerous and asked if there was a consideration to make left turn lanes onto Firwood and Wren.

Mr. Schrott said they had a traffic analysis done; a number of services that are already in the hospital would be moving to this new location, so they do not foresee a significant increase in traffic. They are in the early stages of discussions with the county regarding the intersection so no decisions have been made regarding turning lanes.

Mr. Agostineli asked if there is enough property for Bower Hill to be widened to include a turning lane.

Mr. Schrott said they have not had discussions regarding that issue, at this time.

Pat Kelleher, 993 Pine Avenue, asked if there is a cost estimate for this project.

Chuck DiBello, vice president of construction and facilities for St. Clair Hospital, said the cost at this time is approximately \$115 million. They are projecting an opening for early fall 2020. They will be working on the project in phases; the first phase would be adding to decks to the employee parking, then they would demolish the building across the street, move Wren Drive, then begin construction on the ambulatory care unit.

Kevin Landy, 964 Lakemont Drive, said he is concerned with the intersection and traffic signals at Greenhurst/Segar/Bower Hill.

Mr. Deiseroth said the hospital did dedicate a portion of their right-of-way to improve the intersection of Segar and Cedarhurst. There is also money obtained from the Green Light Go program with the state that may be used to improve that intersection. Mike Haberman from Gateway Engineers will be looking at the traffic analysis for this project and will make a report to the planning board.

3. Old Business

Request for recommendation for final 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 Jaquin, Gateway Engineers, gave a description of this project and addressed comments in the preliminary approval. He said they will demolish the existing salt storage dome and will expand and renovate the existing facilities. The site is located in the FEMA flood plain and they plan to reroute the culvert and create a channel that will parallel Cedar and channel water to the end of the site. They have received approval from FEMA for a map

revision, and they have submitted and received approval from the DEP for a joint permit. The only outstanding item is the NPDES permit with the Allegheny County Conservation District, but have received administrative approval letter. There will be landscaping along Cedar Boulevard to create a buffer between the residents, the road and the site. They will be cutting into the hillside and using some of the fill to create approximately an acre of greenspace for future recreational use, and the rest will be used for the construction of the firing range at the golf course. A secondary entrance will be added off Cedar Boulevard. This will provide two access points to the site, which will allow for easier access for large trucks to enter and exit the site.

Mr. Pittman asked about adding a sidewalk on the west side of Cedar Boulevard, and would like to see that included as an add-alternate in the project bid. He also asked about ADA requirements for width of sidewalks.

Ms. Sieber said she also would like to see a sidewalk added to the plan.

Mr. Deiseroth indicated four feet is the municipal standard for sidewalks.

Mr. Joaquin said he thinks there is enough room to add a sidewalk.

Mr. Sabeh would like to see a sidewalk added to the design. He asked about where the channel for the secondary access would be located.

Mr. Joaquin said the secondary drive has an 84-foot culvert.

Ms. Sieber asked that the letter from Gateway Engineers, dated October 19, 2017, be included in the record.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Simonds seconded to grant recommendation for final approval for the Mt. Lebanon Public Works Facility land development plan conditioned on the engineer's review comments in a letter dated October 19, 2017, comments from the Planning Board to include the addition of a sidewalk as an add-alternate in the project bid, and the Commission granting any requested waivers or modifications. The motion carried unanimously.

Mr. Pittman asked for an update regarding 1701 Cochran Road.

Mr. McMeans said that project was tabled at the September 26, 2017, to give the applicant more time to address the comments in the engineer's review letter. The applicant has been working with the engineer and PennDOT but has not sufficiently addressed those comments in the review letter. Therefore they felt coming to this meeting would be premature. They have submitted their HOP to PennDOT and are working through the comment review process.

4. New Business

Request for preliminary approval of a land development plan. The Municipality of Mt. Lebanon owns the property located at 1000 Pine Avenue where the golf course is currently. The municipality is requesting approval of a land development plan to construct a new freestanding structure adjacent to the golf course parking lot to be used as a firing range.

Albert Joaquin, Gateway Engineers, described the existing site at the golf course and where the proposed firing range would be. There is an existing area of vegetation that has an approximate 20% slope. There are 42 parking spaces in the upper lot and 41 spaces in the upper lot. The new building will be approximately 5,400 square feet. They will create seven parking spaces in front of the new building, and have a 30-foot drive isle to allow easier access for buses. There will be two entrances into the building; a main entrance and a secondary entrance. They will use some fill from the public works site to be flatten out the topography around where the proposed building will be. There will be landscaping along the south side of the building, near the site for the garden plots, which will not be impacted. They will be adding about .3 acres of impervious surface between the building and parking, so they will have a storm water facility on the north end per the municipal ordinance. Additional parking and roof drains from the building will flow into a pond on site. They will tie utilities into the existing utilities at the golf course.

Ron Gigler, RSSC Architecture, they did various studies with the municipality, public works, police and the school district looking into different locations for the firing range. This site is the most advantageous site for this facility. They felt having high school rifle teams on the public works site caused too many conflicts with the public works uses for snow removal, leaf collection, and other programs, and the presence of public safety personnel. The current rifle range at the public works facility is need of major repair, and does not meet any standards for police training or qualifications. The design for the proposed building would include a six-lane firing range, bathrooms, a locked armory area, storage space, mechanical space, a scoring area and a small lobby. The building is not designed for large-scale events, and is only meant for the public safety department and seasonal use by the rifle team. The building will be constructed to firing range standards, with 12-inch thick concrete block filled with concrete walls and an eight-inch thick concrete roof. Safety of the users and the surrounding area is of great importance. The mechanical units will be designed so there is no noise from shooting activities. The proposed bullet trap will be a rubber pellet system that acts as a sound dampener, and is a more efficient way to stop bullets so they never hit the back wall. Three walls will have additional buffers to attenuate sound so this facility is designed to minimize sound.

Citizen Comments

Pat Kelleher, 993 Pine Avenue, said the neighbors were not aware of the proposed firing range until they received a letter over the weekend. Said she is not afraid of firing ranges but wanted clarification if this was a firing range, or a rifle range, which is different. Asked how Mt. Lebanon police officers have been certified if the current range is too short.

Mr. Gigler said police officers have been going to other facilities to be certified.

Ms. Kelleher wanted to know why officers couldn't go to the range in Library, which is state-of-art, instead of spending funds on building a new one here.

Mr. Deiseroth indicated these types of questions should be brought before the Commissioners; the architect has been charged by the Commissioners to design the building. He also said it is his understanding that by contract Mt. Lebanon must provide a place for its officers to train within a certain range of the municipality.

Ms. Kelleher asked about the cost and if a bond was already received.

Mr. McMeans explained that a bond was issued earlier in 2017 for three primary purposes: the public works facility project, the shooting range, and to purchase a fire truck.

Ms. Kelleher asked how the public is informed about municipal projects.

Mr. Sabeh explained the planning board procedures.

Ms. Kelleher said the public works maintenance building across the street is in disrepair and wanted to know why it wasn't being maintained.

Mr. Deiseroth said this building is under the purview of the public works director, who feels the public works facility on Cedar Boulevard is a higher priority, but the maintenance building is in the capital improvement program in the future. He will pass along her comments.

Jeremy Snyder, 999 Pine Avenue, questioned why the neighbors were not notified regarding any public debate regarding this project.

Mr. Deiseroth explained the agendas are published on the website, but individual notifications were not sent out, and as a practice are not sent out. The residents were notified of the planning board meeting as a courtesy regarding the land development application. The meeting tonight is to discuss the use of the land and whether the proposed project meets the requirements of the municipal code. The planning board is a recommending body only; once a recommendation is made then the project is reviewed by the Commission, at an open meeting, where residents may give input.

Mr. Sabeh explained that as long as a project meets requirements of the municipal code then the planning board must recommend the project.

Mr. Snyder asked when the next meeting would take place that the residents could voice their objections to this project.

Mr. McMeans explained this is a two-step process before the planning board. The project is before the board as a preliminary approval, and would need to come back to the next planning board meeting as a final approval recommendation. Then the project would go before the Commission for final approval.

Mr. Cannon said the Commission meets twice a month and urged the residents to go to the Commission meeting to discuss their concerns regarding this project.

Mr. Snyder said he is concerned regarding this particular use of this land. It is very near to two elementary schools and is very close to residences. There are concerns regarding traffic speed and volume, and there are no sidewalks.

Jeff Derek, 985 Pine Avenue, said he is five houses away from the golf course, with a patio that faces into a wooded area. He enjoys sitting on his patio and wanted to know what noise he might hear from the firing range.

Mr. Gigler said he would not be able to hear any noise from the range.

Mr. Sabeh said the extent of the noise would be from the mechanicals, similar to a neighbor's air conditioner.

Anthony Agostoneli, 836 Eisenhower Drive, owns the property at 985 Pine Avenue, asked about the preliminary cost of this project. He also questioned whether it would be more cost effective to build this building on the public works land since they are already building on this site, instead of building on two separate sites.

Mr. Deiseroth said that was discussed during the programming portion of the project but it was decided to take that use, which would be used by the police and school students, away from the public works site, so the public works employees could continue their work in an efficient manner. There had been discussion during the high school renovation to build the rifle range on that site, but the school district decided not to build it there.

Ms Sieber encouraged the residents to talk with their Commissioners regarding any concerns they may have for the use of the site. The planning board is only able to look at the proposed site and see if it follows municipal guidelines.

Mr. Agostoneli asked what the cost for this building would be.

Mr. Deiseroth said the approximate cost is \$1.2 million.

Kayla Shield, Pine Avenue, voiced concerns regarding the noise and possible neighborhood disruption from this project.

Ms Sieber encouraged Ms Shield to express her concerns to her Commissioner.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated October 19, 2017.

Mr. Sabeh moved and Mr. Simonds seconded to grant preliminary approval for the Mt. Lebanon Firing Range Facility land development plan conditioned on the engineer's review comments in a letter dated October 19, 2017, comments from the Planning Board, and the

Commission granting any requested waivers or modifications. The motion carried unanimously.

5. Citizen Comments

There were no additional citizen comments.

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

7. Adjournment

The meeting adjourned at 8:40 p.m.

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