

APPROVED

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

DATE: Tuesday, February 27, 2018

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Matt Simonds, James Cannon, Dennis Pittman

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Matt Bagley

1. Minutes

- a. January 23, 2018, meeting. Mr. Canon moved and Mr. Pittman seconded to approve the minutes of the January 23, 2018, Planning Board Meeting. The motion carried unanimously.

2. Old Business

- a. None

3. New Business

- a. Request for preliminary approval and recommendation for final approval for the Wilson-Morse subdivision plan. The property owner of 661 Beverly Road is seeking to acquire property from the adjoining parcel at 667 Beverly Road. The plan would divide the property at 667 Beverly Road into two parcels with a section of 1,255.36 square feet to be acquired and consolidated with the property at 661 Beverly Road.

Mr. Bagley read into the record a letter from Gateway Engineers dated February 21, 2018. He said there were a number of clerical comments made, but pending resolution of these comments, the engineer recommends approval.

Mr. McMeans said the municipality received a letter from the Allegheny County Planning Department dated February 27, 2018, that also had comments of a clerical nature on the document and recommends the board amend the motion to include resolution of these comments.

Amy Pardo, 661 Arden Road, asked if all they were doing was moving a lot line.

Stephen Morris, 667 Beverly Road, said he just moved into the house and is requesting more yard space for his kids. He is not planning on building a structure. He said the survey firm received the comments on the plan and they are working on the corrections.

Marilyn Oberst-Horner, 530 Navato Place, asked if the lot line is moving does the owner need an OK from the neighbor.

Mr. Morris explained he thought this property was included in his property when he bought the house.

Mr. McMeans explained that the property at 661 Beverly Road was part of a plan of lots laid out in 1928. In 1972 the municipality passed its first comprehensive zoning ordinance and zoning map including the R-2 zoning district which includes this property, with a minimum lot size. This property is currently below that minimum lot size, but by moving the lot line both properties will be in conformity.

Mr. Pittman asked if this motion be two separate motions, because there is a subdivision and a lot consolidation.

Mr. McMeans said the lot consolidation and subdivision may be done as one motion.

Mr. Canon moved and Mr. Pittman seconded to grant preliminary approval and recommend final approval for the Wilson-Morse subdivision plan, contingent on the applicant meeting the comments in the engineer's review letter dated February 21, 2018, the Allegheny County planner's review letter dated February 27, 2018, and any additional comments from the planning board. 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, March 27, 2018**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 7:13 p.m.