

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

**DATE:** Tuesday, March 17, 2020

**TIME:** 7 p.m.

**PLACE:** Mt. Lebanon Municipality – Commission Chambers

**BOARD MEMBERS PRESENT:** Suzanne Sieber, Andrew George (phone), Dennis Pittman, Clint Rounsfull (phone)

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

**1. Minutes**

- a. January 21, 2020, meeting. Mr. Pittman moved and Mr. George seconded to approve the minutes of the January 21, 2020, Planning Board Meeting. The motion carried unanimously.

**2. Old Business**

- a. Request for preliminary approval of a site plan for 1539 Washington Road. Primanti Brothers operates an existing restaurant at 1539 Washington Road and is seeking to expand their facility. The site plan calls for the addition of 1,265 total square feet of a new enclosed dining area on the east side of the building. The new exterior wall will contain insulated aluminum and glass garage doors that can be opened in favorable weather.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated March 12, 2020.

Mr. George clarified the overall square footage for the project is 1,265, while the new dining area is 1,005 net square feet. He asked if the garage doors would meet the COMcheck.

Mr. McMeans said fire codes, energy codes and building codes are reviewed during the building permit process, which happens after the planning board makes a recommendation to the Commission, and the Commission grants final approval for the plans.

Mr. Shimon Zimbovsky, Indovina Associates Architects, said in previous projects the proposed glass panels have passed COMcheck. They will verify they pass after they get through the planning board phase.

Mr. Pittman asked what the seating capacity for the net area will be.

Mr. Zimbovsky said they are adding seating for 67.

Mr. Pittman asked if current availability for interior restroom facilities and exterior handicap spaces would be adequate for 67 more customers.

Mr. Zimbovsky said they will be adding overall accessibility with the proposed ramp and restrooms.

Mr. Pittman asked for an approximate construction once Commission approval is received.

Mr. Zimbovsky said there would be a three-month turnaround.

Mr. Pittman asked if the county had responded to the municipal letter sent to them on February 19, and how much time they have to respond.

Mr. McMeans said the county has a 45-day review period, no response has been received from them. He said if the planning board gives preliminary approval this evening then the next step would be for the applicant to clean up any items from the engineer's review letter, come back to the planning board for final approval, then once that is received submit their application to the Commission for their approval.

Mr. Pittman asked the applicant about how long they would take to submit for final approval to the planning board.

Mr. Zimbovsky said this is a priority project so the goal is to turn it around as quickly as possible. They have already started to address the engineer's comments and will resubmit as soon as they can.

Mr. Zimbovsky gave a presentation regarding where the new seating is proposed compare to what is currently there; they will be removing one tree. This development will add a requirement for 12 additional parking spaces, bringing the total to 69 spaces; the capacity is 83. The proposed addition will allow for accessibility to the restaurant without the use of risers. They are also adding a fully-accessible family restroom. By adding 67 occupants they are raising the total restaurant capacity to 305. There is already on outside canopy; they are adding to it so the design will extend that outside canopy. He then talked about the stormwater management plan with emphasis on preventing stormwater runoff; minimize impervious areas maximize already protected drainage features and existing vegetation; minimize land clearing, grading and soil compaction, and utilize other BMPs to help stormwater runoff. He said they do not have a landscape plan prepared, but they will be planting two new trees and adding additional screening plans chose for four-season affect.

Ms. Sieber indicated that was something that would be required for the final approval.

Mr. Zimbovsky indicated that the trees they were selecting are not on the approved listing.

Mr. McMeans said if the plants they are choosing are not on the list then they will need to submit in writing a request for modification, which would need to be approved by the Commission.

### **Citizen Comments**

There were no citizen comments.

Mr. Pittman moved and Ms. Sieber seconded to recommend preliminary approval of the 1539 Washington Road site plan, conditioned upon the applicant addressing the comments in the engineer's review letter dated March 12, 2020, and any additional comments from the Planning Board and the Commission granting any requests for waivers or modifications. Motion carried unanimously.

**3. Old Business**

None

**4. Citizen Comments**

Mr. Pittman asked for an update regarding the empty lot at Washington and Bower Hill roads.

Mr. McMeans said the first application was for a text amendment to the zoning code, which the planning board recommended approval and has gone to the Commission. The Commission held a public hearing at their March 10, 2020, meeting and is scheduled to vote on that item at their March 24, 2020, public meeting. Should that text amendment be approved then it provides the opportunity for Zamaigas to submit a land development application for townhouses.

Mr. Pittman asked if the land development application would have to come before the planning board.

Mr. McMeans answered yes, it would still need to come before the planning board.

**5. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, April 21, 2020**, at 7:00 p.m.

**6. Adjournment** — The meeting was adjourned at 7:33 p.m.