

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

DATE: Tuesday, October 20, 2020

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Andrew George, Dennis Pittman, Dave Hornicak, Clint Roundsfull -
- virtually

BOARD MEMBERS ABSENT: Suzanne Seiber

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

AUDIENCE PRESENT: Alex Ferraro, Historic Preservation Board liaison -- virtually

Call to Order

1. Minutes

- a. July 21, 2020, meeting. Mr. Pitman moved and Mr. Hornicak seconded to approve the minutes of the July 21, 2020, Planning Board Meeting. Mr. Pittman made a statement regarding comments made by the Castlegate Green developer regarding the taxability and income restrictions for the project. He summarized his understanding of what the developer represented by their statements on pages 2 and 5 of the minutes. Mr. Pittman noted that when the Senior Apartments of Mt. Lebanon project came before the Planning Board the developer stated that project would be taxable. He looks forward to the project coming back to the board for clarity and transparency on the taxability and income distribution of residents. The motion carried unanimously.
- b. August 18, 2020, meeting. Mr. Hornicak moved and Mr. Pittman seconded to approve the minutes of the August 18, 2020, Planning Board Meeting. The motion carried unanimously.

2. Old Business

None

3. New Business

- a. Request for preliminary approval of a site plan for Concordia of the South Hills. Concordia Lutheran Ministries operates an existing continuing care facility with skilled nursing, personal care, and independent living at 1300 Bower Hill Road. The facility also has an on-site parking garage. Concordia is seeking to construct a covered walkway to connect the primary structure to the parking garage. Additionally, Concordia is seeking to put a roof over the top floor of the parking structure. The site plan also includes amendments to the parking alignments in the turn-around area at the main entrance of the primary structure.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated October 13, 2020.

Mr. Pittman asked if the lighting plan for the roof would be different from the lighting plan of the open structure.

Mr. Deiseroth said this is a building issue, and the board would only be concerned if the surface parking is exposed to the environment.

Mr. Don Olmstead, Venture Engineering, said there is a requirement of one-foot candle per square foot, and their design meets that requirement. He said they would address all of the points from the engineer's review letter. He said he is hoping they can get preliminary approval at this meeting, then they'll provide the drawings the engineer requested for the final approval.

Mr. Hornicak asked if the proposed walkway connecting the buildings is to be a canopy with columns and not an enclosed walkway.

Mr. Olmstead said that is correct.

Mr. Hornicak said he wanted to clarify that there would not be an enclosed structure between the two buildings, and if the request for a conditional use would be to allow for a higher structure.

Ed Major, Venture Engineering, said the project is to provide a safer walkway between the two buildings for the residents' safety.

Mr. Hornicak asked if the traffic markings for the one-way approach included in signage.

Mr. Deiseroth said as they reorient the parking they will need to put down line striping.

Mr. Hornicak referenced drawing C101 and expressed concern with the turning radius for fire trucks. The angle parking is at 45 degrees and they are showing a 33-foot fire truck turning template. As the fire truck is coming around the front entrance it is clipping the parking. He is concerned the fire truck can pass safely if the parking stall is occupied.

Dave Sobina, Larson Karle Architects, said the turning areas shown on the drawings depict the tightest turning radius of the fire trucks, and a wider turn is achievable. He has received verbal approval from the fire department but he will get a letter from Chief Sohyda when they resubmit.

Mr. George asked about the materials for the roof of the parking deck.

Mr. Major said it is a pre-engineered metal roof.

Mr. George asked if this is a solar-ready roof.

Mr. Major said that is not the current intent, but could be solar ready in the future should Concordia which to do so.

Mr. Pittman said he would like to see the items listed in the engineer's letter cleaned up prior to the next meeting so that preliminary and final approval could be obtained at the same time.

Mr. McMeans said he will need to check with the Subdivision and Land Development Ordinance to see if this project qualifies to receive preliminary and final approval at the same time, and notify the applicant.

Mr. Hornicak asked about sediment transportation off the site during construction. He said he would like to see erosion and sediment control noted on the plans.

Mr. Sobina said that engineer is not on the call, but he will relay that information to him make sure that concern is addressed.

Mr. McMeans said the reason this project requires a conditional use approval, which is the next item on the agenda, is Concordia of the South Hills has an existing conditional use plan, and in that plan, it spells out the height, size, shape and location of their buildings and structures. The covered walkway would be connecting the primary structure to the accessory structure of the parking garage thereby making it part of the primary structure the definitions of those structures within the conditional use plan will be changing. Therefore, the board will need to approve an updated version of the conditional use plan of the site. Conditional use plans describe the location and design of off-street parking facilities, and while the number of parking spaces are not changing for the structure, the configuration of the spaces in the entrance area will be changing to angled parking. The municipality wants to have fully accurate conditional use plan on file.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Hornicak seconded to table the site plan application for Concordia of the South Hills to allow the applicant time to address the comments in the engineer's review letter dated October 13, 2020, and any additional comments from the Planning Board. Motion carried unanimously.

- b. Request for recommendation for approval of a conditional use. Concordia of Mt. Lebanon operates an existing conditional use at 1300 Bower Hill Road. Concordia is seeking to expand their existing facility by constructing a covered walkway to connect the primary structure with the parking garage structure. Additionally, Concordia is seeking to construct a roof on the parking structure and alter the parking alignments near the main entrance to the building. The property is zoned as R-2 Single-Family Residential with a Continuing Care Overlay and has an existing Conditional Use Approval. The applicant is seeking a revision to the existing Conditional Use Approval to include the items detailed in the Site Plan.

Citizen Comments

There were no citizen comments.

Mr. Hornicak moved and Mr. Pittman seconded to table any recommendation on the revision to the Conditional Use plan until the applicant revises the site plan application based on the

engineer's review letter dated October 13, 2020, and any additional comments from the Planning Board. Motion carried unanimously.

Mr. George said he would like better copies of drawings for the next meeting.

- c. Discussion of a Zoning Ordinance Amendment. Chapter XX of the Municipal Code, entitled "Zoning," Part 6 §607 contains provisions regarding wireless communications facilities. The proposed ordinance revises definitions, establishes certain general and specific standards relating to the location, placement, construction and maintenance of tower-based wireless communication facilities, non-tower wireless communication facilities, and small wireless communications facilities. The ordinance further provides for the regulation and enforcement of such facilities within the public rights-of-way and outside the public rights-of-way.

Mr. McMeans said Mt. Lebanon recently contracted with the Cohen Law Group to conduct a review of the sections of the Zoning Ordinance governing Wireless Communications Facilities. The Cohen Law Group had previously worked with the Municipality to write the original Wireless Communications Facilities Ordinance that is currently on the books.

In order to be in compliance with federal law, we have incorporated a number of new regulatory changes from the recent FCC order. Most prominently, the ordinance defines and regulates a new class of cellular facilities known as "Small Wireless Communications Facilities," aka 5G facilities, comprised of wireless facilities deployed in the public rights-of-way.

The ordinance also mirrors federal regulation in establishing fee ceilings for initial applications and recurring right-of-way fees for Small Wireless Communications Facilities.

With respect to Small Wireless Communications Facilities, I have included the review and approval "shot clock" time frames established by the FCC. Specifically, 10 days for initial review of application completeness; 60 days for an application for a collocated Small WCF; and 90 days for an application for Small WCF requiring new support structure (utility pole). Because of the limited "shot clock" period for review, we recommend using an administrative review process that empowers the zoning officer, as opposed to the zoning hearing board, to issue application determinations. The ordinance incorporates this review structure.

The proposed ordinance amends the 'Use by Right' and 'Special Exception' sections of each enumerated district. Tower-Based WCF are prohibited in Open Space and Conservation Districts, whereas Non-Tower WCF are prohibited in Conservation Districts.

Finally, we removed an orphaned section of requirements for "Essential Communications Towers and Commercial Communications Towers" in the special exception portion of the code (Part X). The requirements listed are largely reflected in this new ordinance. More significantly, the type of facilities referenced were no longer defined in the Code.

Citizen Comments

There were no citizen comments

Mr. Pittman moved and Mr. Hornicak seconded to recommend approval of an ordinance amending to Chapter XX of the Municipal Code, entitled “Zoning,” to amend provisions relating to wireless communications facilities. 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, November 17, 2020**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 7:40 p.m.