

**MUNICIPALITY OF MT. LEBANON
PLANNING BOARD MINUTES
MEETING HELD VIRTUALLY**

DATE: Tuesday, December 15, 2020

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Andrew George, Dennis Pittman, Clint Rounsfull, David Hornicak, Suzanne Seiber (chair)

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

AUDIENCE PRESENT: Commissioner Steve Silverman, Ed Major, Don Olmstead

Meeting Procedures and Outline – The Pennsylvania Office of Open Records has advised that to ensure continued compliance with the Sunshine Act, the procedures for online meetings should be stated at the beginning of the meeting. There is one applicant appearing before the board tonight. I will read the agenda item and then the applicant will have the opportunity to make remarks. After that, the Planning Board will provide their comments and feedback followed by members of the public. Finally, we will play and read any public comments related to the application that were received prior to the meeting. Any public comments received not relating to the application before the board will be read at the end of the meeting. The applicant has agreed to these procedures, including conducting the meeting virtually.

1. Meeting Minutes

- a. Approval of minutes from November 17, 2020, meeting. Mr. Pittman moved and Mr. Rounsfull seconded to approve the minutes of the November 17, 2020, Planning Board meeting. The motion carried unanimously.

2. Old Business

- a. Request for recommendation for final 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. Major, Venture Engineering, said they had received a review letter from Gateway Engineers, and have addressed their comments from the letter. The agreement for stormwater management has been signed by Concordia and submitted to Mt. Lebanon. The developer's agreement will be completed and submitted to Mt. Lebanon soon. He said they believe they have met all of the criteria and are looking forward to getting final approval.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated December 8, 2020. Concordia has addressed all the technical requirements of the ordinances, and his administrative suggestions, so the plan is in condition for final approval.

Mr. Hornicak asked for clarification regarding O&M agreement, and asked if that was specific for sheet C1000, for the overall property, or for this particular application.

Mr. Deiseroth said the municipality is trying to get all the private stormwater systems under agreement, so this would encompass the big stormwater pond that's on the site to where this water flows.

Mr. Hornicak moved and Mr. George seconded to recommend final approval for Concordia of the South Hills site plan, conditioned upon the applicant addressing the comments in the engineer's review letter dated December 8, 2020, and any additional comments from the Planning Board. The motion carried unanimously.

3. New Business

a. None

4. Citizen Comments

There were no citizen comments.

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, January 19, 2021**, at 7:00 p.m.

6. Adjournment – the meeting was adjourned at 7:12 p.m.