

**MUNICIPALITY OF MT. LEBANON
PLANNING BOARD MINUTES
MEETING HELD IN HYBRID STYLE**

DATE: Tuesday, November 17, 2020

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Susanne Seiber, Dave Hornicak, Dennis Pittman, Andrew George (virtually), Clint Rounsfull (virtually)

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

AUDIENCE PRESENT: Commissioner Steve Silverman (virtually), Matt Moses, Historic Preservation Liaison (virtually), Ed Major, Don Olmstead, David Sobina, Concordia (virtually),

Call to Order

1. Minutes

- a. Approval of minutes from October 20, 2020, meeting. Mr. Pittman moved and Mr. Hornicak seconded to approve the minutes of the October 20, 2020, Planning Board meeting. The motion carried unanimously.

2. Old 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 November 12, 2020. He said that the submitted plans meet the required ordinances technically, he therefore has no further comments.

Don Olmstead, Venture Engineering, representing Concordia of the South Hills, said they would be willing to give Mr. Deiseroth everything he has asked for in his review letter.

Ed Major, Venture Engineering, said they have addressed all the comments from Gateway in the original October 13, 2020, review letter, as well as the review letter read into the record this evening, and will be submitted in the coming days.

Mr. George asked the columns would impede on the parking spots. He is concerned the parking spots will be reduced in size.

Mr. Major said the parking spots would not be changed from what is currently there. The columns will come down on an existing wall.

Mr. Olmstead the columns would sit on the pilasters that are already there.

Kay Frndak-Suder, Concordia Executive director, verified they are not reducing the space size.

Citizen Comments

There were no citizen comments.

Mr. Pittman moved and Mr. Hornicak seconded to grant preliminary approval for Concordia of the South Hills site plan, conditioned upon the applicant addressing the comments in the engineer's review letter dated November 12, 2020, and any additional comments from the Planning Board. The 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.

There were no additional comments from the engineer.

Citizen Comments

There were no citizen comments.

Mr. Hornicak moved and Mr. Pittman seconded to recommend approval of the revision to the Conditional Use plan for Concordia of the South Hills for the connection of a covered walkway between the primary structure and the parking garage, a roof on the parking garage, and the realignment of parking in the entrance driveway. The motion carried unanimously.

- c. Mr. Pittman acknowledgement receipt of a letter from Asbury Heights dated November 20, 2020, indicating they wish to withdraw their application.

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, December 15, 2020**, at 7:00 p.m.

6. **Adjournment**
The meeting was adjourned at 7:15 p.m.