



**MT. LEBANON**  
PENNSYLVANIA

MUNICIPAL BUILDING  
710 WASHINGTON ROAD  
PITTSBURGH, PA 15228  
PHONE: (412) 343-3400  
[www.mtlebanon.org](http://www.mtlebanon.org)

*In order to continue to promote social distancing protocols due to the ongoing pandemic, the Tuesday, February 16 Planning Board meeting will run virtually. Both the discussion session and regular session will be conducted via the internet, and citizen comment will be collected via voicemail or email and played for the Planning Board to hear or read into the record. Comments will become a part of the official minutes of the meeting. Those wishing to submit public comment by voicemail may call 412-440-2059 BEFORE NOON ON TUESDAY, FEBRUARY 16, and select mailbox number 1236. Speak your comments as though you were at the microphone, beginning with your name and address. You have a maximum of five minutes. Those wishing to submit public comment by email should email [imcmeans@mtlebanon.org](mailto:imcmeans@mtlebanon.org) BEFORE NOON ON TUESDAY, FEBRUARY 16. Members of the public wishing to attend the virtual meeting should email Municipal Planner Ian McMeans at [imcmeans@mtlebanon.org](mailto:imcmeans@mtlebanon.org) before noon on Tuesday, February 16 to obtain a link for the virtual meeting. Thanks for your patience.*

**MT. LEBANON PLANNING BOARD  
TUESDAY, FEBRUARY 16, 2021  
7:00 P.M.  
CONDUCTED VIRTUALLY**

**AGENDA**

Call to Order  
Roll Call  
Meeting Procedures and Outline

**1. Meeting Minutes**

a. Approval of minutes from January 19, 2021, meeting.

**2. Old Business**

a. Request for recommendation for final approval for a minor subdivision plan. Dr. Ali Melhem owns the neighboring properties located at 824 and 830 Osage Road with lot and block numbers 99-E-60 and 99-E-66. The plan moves the interior property line between the lots by 40.90 feet and conveys 7,357.5 square feet of land (0.169 acres) to the property at 824 Osage Road.

**3. New Business**

a. Request for preliminary approval of a land development plan. The Community Builders, Inc has an equitable interest in the property located at 2904 Castlegate Avenue. The developer is proposing a multi-family development with 51 residential units on the parcel. There will be seven structures with residential units along with a building to serve as a management office. The developer will also construct associated parking, utilities, and stormwater management infrastructure to serve the development. The property is zoned R-4 Residential with a Continuing Care overlay.

- b. Request for the extension of a preliminary approval. At the March 17, 2020, Planning Board meeting, the board granted a preliminary approval to a site plan for Primanti Brothers at 1539 Washington Road. The Subdivision and Land Development Ordinance enables the municipality to grant an extension of a preliminary approval for a six-month period upon request of the applicant. Primanti Brothers has requested the preliminary approval for their site plan to extend until September 2021.

4. **Citizen Comments**

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, March 16, 2021**, at 7:00 p.m.

6. **Adjournment**

The Planning Board and the Planner will make reasonable accommodations to its programs and services to assure access to all persons. If, because of a disability, you require an accommodation, please call 412-343-3620.