

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

DATE: Tuesday, March 16, 2021

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, Matthew Moses (Historic Preservation Board Liaison)

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 are three applicants 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 applicants have agreed to these procedures, including conducting the meeting virtually.

1. Meeting Minutes

- a. Approval of minutes from February 16, 2021, meeting. Mr. Rounsfull moved, and Mr. Pittman seconded to approve the minutes of the February 16, 2021, Planning Board meeting. The motion carried unanimously.

2. Old 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.

Vanessa Murphy, project manager, The Community Builders, Inc introduced members of the team and gave an overview of the project. They intend to construct seven residential buildings, a management building with a community center, and a greenhouse on the 5.6-acre site. This site formerly housed Depaul Institute but was subdivided in 2017 and The Dorchester senior

apartments were built. She gave a description of what buildings have been razed since the summer, with the current topography. Four townhome buildings, two garden apartments, and one triplex building are proposed. They will have private utilities, 100 parking spaces and an internal drive. Ms. Murphy addressed a question posed by a resident regarding on-street parking in front of one of the rowhouses. She said the proposed spaces would be on Dorchester and would be public spaces but are not required to meet the parking standards. She described the common green area and the amenities it will have.

Bernie Lamm, civil engineer, gave an overview of some of the design features such as street trees along Dorchester Avenue, on-street public parking, widening Dorchester Avenue, connecting a sidewalk to Midland Avenue and to the Salvation Army property, bicycle parking, centralized mail and package kiosks, decentralized dumpster enclosures, private fire hydrants and internal drives wide enough for fire trucks, ADA accessible walks, adding crosswalks, retaining walls, buried private utilities and sewers.

Mr. McMeans said a resident asked about where the sewer connections would be. He indicated on the drawing that they are connected at the corner of the site at Midland and therefore not intrusive on Dorchester.

Mr. Lamm said there is a sanitary line in Dorchester they are connecting to, however they will need to run through Midland to get to 18-inch line there.

Mr. Pittman asked if there would be a connection of the sidewalk on Dorchester to the sidewalk on Midland, even though it is technically part of the City of Pittsburgh.

Mr. Lamm said they are making that connection to where the new sidewalk exists on Midland. He continued with the presentation showing where Dorchester would be widened, and where sidewalks and crossings are proposed. He said they did add two parking spaces increasing the parking from 98 to 100, to meet the parking specifications.

Mr. Desieroth asked about information regarding the geotechnical report.

Mr. Lamm said the Geotech engineer was on-site recently. There is still some testing that needs to be done and they will be finalizing the global stability calculations but should have those within the next few weeks.

Mr. Deiseroth asked if anything unexpected has appeared.

Mr. Lamm said the retaining wall by Building 1 is in an area where there was some fill, where some topsoil was placed, so the bottom of that wall will need to be imbedded about four feet to get down to native soils, which is not unusual. The toe of the steep slope between buildings 1 and 7 is in good condition. The two ends of the large wall around Building 3 project approximately one foot above ground. They have not yet found out if the site soil of they will need to engineer some fill. The wall by the Salvation Army is a five-foot high retaining wall so its embedment below grade will be minimal.

Mr. Deiseroth submitted a letter from Gateway Engineers dated March 11, 2021. He highlighted items such as sewer pipes and sloping, grading, Dorchester Avenue and DOMI, geotechnical comments regarding the surrounding walls, stormwater report, and pipe-sizing calculations.

Mr. Hornicak asked if the fire department had reviewed the plans.

Mr. Lamm said the original layout of the site has not changed, and the fire department has reviewed it, and they are aware of the dead end by Building 1.

Mr. Hornicak said it is important for the planning board to have the assurances from the geotechnical testing that this project is feasible. He supports the project and wants to make sure it succeeds.

Mr. George asked if any children living in this plan would be going to Howe Elementary School, and if provisions to get them to school were examined.

Mr. Lamm said they looked at that detail when they submitted a PHFA. It might be something they need to discuss with the school district.

Mr. McMeans recommended they discuss that with the school district once they are in the construction phase.

Mr. Pittman asked if Residential Resources is no longer involved in the property.

Ms Murphy said they are not.

Citizen Comments

Mr. McMeans read into the record questions submitted by the public. Meredith Little asked for clarification regarding stormwater management and retaining wall viability, which Mr. McMeans said was discussed earlier in the meeting. There was also discussion regarding widening Dorchester, on-street parking, and a safe crosswalk. She is concerned about the intersection at Dorchester and Castlegate. Mr. McMeans said widening Dorchester and putting the parking lane outside the cartway should address this issue. Ms. Little also asked about the expected entrance and exit flow from the development, and if any traffic studies have been completed.

Mr. Hornicak moved, and Mr. Roundsfull seconded to grant preliminary approval to the Castlegate Green Land Development Plan, conditioned upon the applicant addressing the comments in the engineer's review letter dated March 10, 2021, the approval of the geotechnical report by the municipal engineer, the Commission granting any requested waivers or modifications, and any additional comments from the Planning Board. The motion carried unanimously.

3. New Business

None

4. Citizen Comments

Mr. McMeans said no citizen comments were received. He did indicate that this is Mr. Pittman's last meeting on the board. He thanked him for his dedication to the municipality and his continuous volunteer services such as the polls on election day.

5. Next Meeting — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, April 20, 2021**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 8:45 p.m.