

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

**DATE:** Tuesday, April 20, 2021

**TIME:** 7 p.m.

**PLACE:** Mt. Lebanon Municipality – Commission Chambers

**BOARD MEMBERS PRESENT:** Andrew George, Rebecca Griffith, Clint Rounsfull, David Hornicak, Suzanne Sieber (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 March 16, 2021, meeting. Mr. Hornicak moved, and Mr. George seconded to approve the minutes of the March 16, 2021, Planning Board meeting. The motion was approved unanimously.

**2. Reorganization of the Planning Board**

Each April, the Planning Board typically conducts a reorganization and elects members as chair, vice-chair, and Secretary.

Mr. Rounsfull moved and Ms Griffith seconded to nominate Andrew George as planning board chairperson, Suzanne Sieber as vice-chairperson, and Dave Hornicak as secretary. The motion carried unanimously.

**3. Old Business**

a. Request for preliminary approval of the Cedar Place land development plan. Flash Point Partners, LLC owns the property at 62 Cedar Boulevard and is requesting approval of a land development plan to construct a two-family dwelling with associated grading, landscaping,

and stormwater management. The property is zoned as R-4 Residential, Two-Family Dwellings are a Use by Right in the R-4 District.

Kim Gales, J.R. Gales & Associates, said they are proposing a duplex at 62 Cedar Boulevard, which has an existing structure, which is currently vacant. They will raze the existing structure and construct a new two-family dwelling. They will also build a wall in the back of the property, all utilities will be tied in on Cedar Boulevard, and there will be stormwater retention to capture the increase in the flow. They received Gateway's last comment letter and are ready to resubmit with the revisions.

Mr. Deiseroth read into the record a letter from Gateway Engineers dated April 15, 2021. Revised documents were submitted by the applicant to address comments from Gateway's January 14 letter. He feels they have addressed the majority of the issues from his letter, and any minor issues still open can be addressed for their final submission.

Ms Sieber said she would like to have a presentation regarding the design of the building before final approval.

Mr. Hornicak asked about traffic control for Cedar when the utility tie-ins are being made.

Mr. Deiseroth said they would need to be granted a street opening permit from public works before they dig into the road. Public works will also inspect the connection to the main line, and the Allegheny County Health Department will be involved with the lateral connection. He said they will have to open one half of the road at a time when the utilities are being laid.

Mr. Rounsfull said he would like to see a presentation regarding the design of the proposed structure.

Mr. George asked if there could be another yard drain in the backyard to provide redundancy drainage.

Mr. Deiseroth said that is not controlled by ordinance, but it would be better to have two drains rather than the proposed one drain.

Mr. George questioned the narrowness of the dormers and suggested wider dormers might provide a better living space on that floor.

Ms Griffith asked for more information regarding the roof shingles.

Ms Gales said they would like to receive preliminary approval and will not submit for final approval until they are ready with a design presentation.

Ms Griffith asked about increasing the size of the gas and water lines.

Mr. Deiseroth said they will need to provide a separate service line. The original property was a single unit but with the proposed building being a duplex they will need to make a separate tap. This property will be subdivided once the building is completed.

**Citizen Comments**

Steve Glenn, 60 Cedar Blvd, said he lives next door to this property and is pleased with the design of the building and asked about the timeline for this build.

Ms. Gales said they will be back for recommendation for final approval in May and would like to submit to the Commission in June. Her client is anxious to get started. She estimated it would take approximately eight months to build the unit.

Mr. McMeans gave clarifying information regarding the planning board, Commission, and building inspection process.

There were no citizen comments submitted by the public.

Mr. Hornicak moved, and Mr. Rounsfull seconded to grant preliminary approval to the Cedar Place Land Development Plan, conditioned upon: the applicant addressing the comments in the engineer's review letter dated April 15, 2021; the commission granting any requested waivers or modifications, and any additional comments from the planning board. The motion carried unanimously.

**4. New Business**

None

**5. Citizen Comments**

There were no citizen comments.

**6. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, May 18, 2021**, at 7:00 p.m.

**7. Adjournment**

The meeting was adjourned at 7:21 p.m.