

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

DATE: Tuesday, June 15, 2021

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rebecca Griffith, Clint Rounsfull, David Hornicak, Suzanne Sieber

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Sean Donnelly

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 applicant has agreed to these procedures, including conducting the meeting virtually.

1. Meeting Minutes

a. Approval of minutes from May 18, 2021, meeting. Ms Griffith moved and Mr. Rounsfull seconded to approve the minutes of the May 18, 2021, Planning Board meeting. The motion passed unanimously.

2. Old Business

a. Request for recommendation for final approval of the Mt. Lebanon Platform Tennis Hut Site Plan. The Municipality of Mt. Lebanon owns the existing platform tennis courts and warming hut in Main Park. The Mt. Lebanon Platform Tennis Association proposes to renovate the existing warming hut with the addition of a second floor, bathrooms, and an outdoor seating deck. The property is zoned OS-A Open Space-Active. Facilities incidental to the operation of public recreational uses are a conditional use in the OS-A District.

Mr. Dan Caste, Mt. Lebanon Platform Tennis Association, said there are not many changes since he brought this request to the board last month. He said at the request of Gateway Engineers they have rerouted the stormwater around court #2 to the storm drain in the back. The building plans have changed regarding siding and lighting. They have changed the proposed cable railing to a traditional deck railing to alleviate any concerns the board had regarding safety issues. They have provided a lighting plan which indicates a wall-mounted lighting fixture at the sidewalk junction that goes under the second floor of the building and the deck. They have added recessed lights to the soffit under the building, and a triangulation

of wall-mounted lights for under the deck. They feel this complies with the lighting requirements subject to final inspection by the municipality.

Ms Sieber asked if Gateway Engineers had any additional comments.

Mr. Donnelly said the issues from Gateway's review letter have been addressed.

Mr. Hornicak asked if the lighting would be adequate. He asked if a photometric plan was necessary.

Mr. Donnelly said the lighting will be adequate and photometrics were not necessary.

Citizen Comments

Mr. Hornicak moved and Ms Griffith seconded to recommend final approval to the Platform Tennis Hut Site Plan, conditioned upon the commission granting any requested waivers or modifications, and there not being additional comments from the Planning Board. The motion passed 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, July 20, 2021**, at 7:00 p.m.

6. Adjournment

The meeting was adjourned at 7:11 p.m.