



**MT. LEBANON PLANNING BOARD
TUESDAY, FEBRUARY 15, 2022
CONDUCTED VIRTUALLY
via ZOOM WEBINAR (SEE LINK BELOW)
7:00 P.M.**

The Mt. Lebanon Planning Board will meet at its regularly scheduled time on Tuesday, February 15, 2022, at 7:00 p.m. The meeting will be conducted virtually via the Zoom Webinar format. The following Zoom link is provided for anyone interested in viewing the meeting to watch online. The meeting will be recorded.

Zoom Link:

<https://us02web.zoom.us/j/87140071536?pwd=U1RHQU9hRWZUSnRQcGFEEeHZQSTZRUT09>

Zoom participants: If you wish to comment during public comment agenda items, use the raise hand function. During the public comment agenda item, the chair will recognize you. When recognized, be sure to un-mute your line and announce your name and address for the record. You will have five minutes to comment.

AGENDA

Call to Order
Roll Call
Meeting Procedures Summary

1. Meeting Minutes

a. Approval of minutes from January 18, 2022, meeting

2. Old Business

a. Request for preliminary approval of a land development plan. Craft Pittsburgh USA, Inc. has an equitable interest in the property located at 50 Moffett Street and is requesting preliminary approval of a land development plan to construct nine townhouse units consisting of 41 townhouse dwellings on the site. The property is zoned as R-3 Residential. Section 204.2 of Chapter XX, *Zoning*, of the Mt Lebanon Code identifies "Townhouses" as a Use By Right in the R-3 Single-family residential zoning district.

3. New Business

a. Request for preliminary approval of a land development plan. First National Bank (FNB) has a lease on the property at 315 Cochran Road. FNB is seeking to demolish the existing structure on the property and construct a commercial bank with associated parking and a

drive-thru. The property is zoned C-2 Commercial. Banks fall under the definition of “Retail Sales and Services,” which is a use by right in the C-2 Commercial district. Drive-thrus are a conditional use in the C-2 Commercial district.

- b. Request for recommendation of a conditional use approval. FNB Bank has a lease on the property at 315 Cochran Road and is seeking to construct a commercial bank with associated parking and a drive-thru. Banks fall under the definition of “Retail Sales and Services,” which is a use by right in the C-2 Commercial district. Drive-thrus are a conditional use in the C-2 Commercial district. FNB is seeking conditional use approval for the drive-thru portion of the proposed land development plan.

4. Comprehensive Plan Update

- a. Discussion of the Comprehensive Plan Update. The Planning Board will continue the conversation on the structure of updating the Comprehensive Plan.

5. Citizen Comments

6. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, March 15, 2022**, at 7:00 p.m. Due to the ongoing pandemic, some municipal meetings throughout 2022 may be conducted virtually. Please check the meeting agendas for location and format details. All municipal meetings in 2022 will have a Zoom webinar component to enable residents to attend meetings virtually.

7. 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.