

**MT. LEBANON PLANNING BOARD
TUESDAY, APRIL 19, 2022
7:00 P.M.
COMMISSION CHAMBERS
710 WASHINGTON ROAD
PITTSBURGH, PA 15228**

The Mt. Lebanon Planning Board will meet at its regularly scheduled time on Tuesday, April 19, 2022, at 7:00 p.m. The meeting will be held in-person at the municipal building. For those unable to attend in person, 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/84556824513?pwd=dIRDQUEvbVpIZHRWRm03ckdOZ0J6Zz09>

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 March 15, 2022, meeting

2. Old 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.

3. New Business

a. Request for preliminary approval and recommendation for final approval of a minor subdivision plan. The plan proposes a lot line revision for the properties located at 1085 Lindendale Drive and 1105 Lindendale Drive. The property at 1085 Lindendale will be acquiring 2,063.93 square feet of property from the property at 1105 Lindendale in order to

accommodate an existing driveway. Both properties are zoned as R-1 Residential and will conform to the area and bulk regulations.

- b. Request for preliminary approval of a lot consolidation plan. The Residences at Poplar, LLC owns the property located on an unopened section of Pennsylvania Boulevard. The developer is requesting approval to consolidate four parcels currently identified as lot and block 192-C-23, 192-C-24, 192-C-30 and 192-C-32 in the Avondale Plan of Lots
- c. Request for preliminary approval of a land development plan. The Residences at Poplar, LLC owns four adjacent parcels on Pennsylvania Boulevard. The developer proposes to construct five *Two-Family Dwellings* on the site for a total of ten (10) dwelling units. As part of the land development plan, Pennsylvania Blvd will be improved to municipal standards up to the intersection with Poplar Drive. The property is zoned as R-3 Residential. Two-Family Dwellings are a use by right in the R-3 zoning district.

4. Comprehensive Plan Update

- a. Discussion of the Comprehensive Plan Update. The municipal planner will provide an update on the progress.

5. Citizen Comments

6. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, May 17, 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.