

MUNICIPALITY OF MT. LEBANON
PLANNING BOARD MINUTES

DATE: Tuesday, December 20, 2022
TIME: 7 p.m.
PLACE: Mt. Lebanon Municipality – Commission Chambers

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.

BOARD MEMBERS PRESENT: Rebecca Griffith, David Hornicak, John Schrott, Clint Rounsfull (virtual), Andrew George (chair) (virtual)

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Dan Deiseroth, Urban Planning and Sustainability Coordinator Greg Wharton

Meeting Procedures: 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. Virtual attendees who wish to make a comment can use the raise hand function.

1. Meeting Minutes

- a. Approval of minutes from November 15, 2022 meeting. John Schrott moved, and Rebecca Griffith seconded to approve the minutes of November 15, 2022 Planning Board meeting. The motion passed unanimously.

2. Old Business

- a. Request for recommendation for final approval of a lot consolidation and subdivision 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 and divide them into five lots.
- b. Request for recommendation for final 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.

Ed Moore with Sheffler and Company was there to address any questions.

Municipal Engineer Dan Deiseroth reported that this was the sixth review from a technical standpoint. They have addressed the technical comments, including stormwater management. There was a request for several modifications. The first one having to do with the cul de sac, which was recently tested and found to be adequate for public safety vehicles. They've also asked to substitute straight curbs in place of a rolled curbs. There was a minor modification request for the distance of the street trees behind the curb. The sidewalk and planting strip modification is to match the curbs currently located on Pennsylvania Boulevard and transition to the new curbs. Any additional minor modifications can be part of the contingency plan upon approval from the Commission. Mr. Deiseroth noted that the plan will have public and private improvements, and the municipality will require an improvement bond to guarantee the site improvements. Mr. Deiseroth stated that he believes the plan is technically complete. Mr. Deiseroth then addressed the letter received from Donald Mosshart and the email from Dan Earley regarding infiltration rates in the stormwater management system. He believes they will be able to get maximum infiltration, but that the underdrain will have a valve to drain the tank in 24-72 hours.

Donald Mosshart from 449 Ashland Avenue spoke.

Rebecca Griffith and Ian McMeans noted that the developer brought in some examples of sample building materials that buyers will have the option of choosing from.

Rebecca Griffith made a motion to recommend final approval to the Residences at Poplar lot consolidation and subdivision plan, conditioned upon the applicant addressing items required to be completed prior to final approval noted in the Engineer's Review Letter dated December 16, 2022. John Schrott seconded. The vote was unanimous.

John Schrott made a motion to recommend final approval to the Residences at Poplar land development plan, conditioned upon the applicant addressing items required to be completed prior to final approval noted in the Engineer's Review Letter dated December 16, 2022 and the supplemental review letter dated December 20, 2022; including but not limited to approvals from other agencies, proof of ability to dedicate the roadway, the Commission granting any requested waivers and modifications, the solicitor approving the HOA documents, and any other comments from the Planning Board. Rebecca Griffith seconded. The vote was unanimous.

3. New Business

- a. None

4. Comprehensive Plan Update

Discussion of the Comprehensive Plan Update. The Municipal Planner provided an update on the progress.

5. Citizen Comments

No additional citizen comments.

6. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, January 17, 2023**, 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 2023 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.