

**MUNICIPALITY OF MT. LEBANON  
PLANNING BOARD MINUTES**

**DATE:** Tuesday, July 18, 2023

**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, Dave Hornicak, Clint Rounsfull, John Schrott

**STAFF MEMBERS PRESENT:** Municipal Planner Ian McMeans, Municipal Engineer Josh Scanlon, 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**

Approval of minutes from June 20, 2023 meeting. Rebecca Griffith moved, and Dave Hornicak seconded to approve the minutes of June 20, 2023 Planning Board meeting. The motion passed unanimously.

**2. Old Business**

- a. Request for recommendation for final approval for a subdivision plan. Disyga, LLC is requesting to subdivide the property at 397 Old Gilkeson Road into 12 parcels. This would accommodate the Black Oak Hill land development plan submitted by Disyga, LLC to construct 10 single-family attached homes on the property.

Chris Peters from MDM presented the final plans for development of 397 Old Gilkeson. They believe that the plans are substantially compliant with the ordinances and the engineer's comments.

Josh Scanlon, of Gateway Engineers, highlighted the comments in the engineer's letter dated July 13, 2023. He explained that Gateway does not have an issue with the modifications for moving back the shade trees or the sidewalk modification request. Gateway would like clarification on their recommendation for mine grouting. Stormwater comments have been addressed except for any agreements that need put in place. The majority of the remaining comments have been addressed, and what remains are mostly agreement related.

Dan Deiseroth, of Gateway Engineers, via Zoom, added that they need to see the notes on the recorded plan in regard to the mine grouting and geotechnical.

Rebecca Griffith had concerns about the sidewalk transition being a hard right angle.

Dave Hornicak questioned who will maintain the trees.

Chris Peters said that the property owners will maintain them except for the two that the municipality will.

Municipal Planner Ian McMeans requested that the plans indicate who maintains which.

- b. Request for recommendation for final approval for a land development plan. Disyga LLC has submitted the Black Oak Hill plan to construct 10 single-family attached homes on approximately 2.7 acres, located at 397 Old Gilkeson Road in the R-3 Zoning District. Single-Family Attached dwellings are a use by right in the R-3 Zoning District.

Both agenda items a. and b. were discussed concurrently.

Matt Diersen, of Midland Architecture, supplied siding samples depicting the colors and materials being used on the units.

Jacob Hornicak, residing at 842 Lovington Drive, raised concerns about the walkability of these new family homes. He suggested that stairs may be a nice option for children walking to school.

Sally Lammond, 205 Mohawk Drive, who submitted a letter dated July 17, 2023, emphasized her concerns regarding left hand turns on to Gilkeson, being unsafe and Old Gilkeson being used as a cut through causing additional traffic.

Municipal Engineer Josh Scanlon explained that the traffic study revealed only an additional 60 trips per day will occur, which is considered insignificant. Also, Old Gilkeson would not be considered a cut through, as the new future residents have a right to access that road as well as current residents.

Resident Chuck McDermott, from 205 Mohawk Drive addressed the Planning Board next. He expressed concerns about turning left on to Gilkeson Road.

Tyler Love, 361 Old Gilkeson Road, feels that the development will add to the traffic and speeding issues that already exist. He also said that because the stairs that lead down to the sidewalk are in disrepair, he and his child are forced to walk along narrow Old Gilkeson, with excessive traffic speeding by.

Dave Hornicak responded that those concerns could be brought to the Traffic Board. A traffic study could be requested to get some traffic calming solutions in place.

Steve Silverman, Ward 2 Commissioner, said that the stairs are on the list of items for the Commission to possibly fund.

Terry Battist, 345 Old Gilkeson Road, raised concerns about the speeding on a blind curved section of Gilkeson where he needs to pull out from Old Gilkeson. It is obstructed by heavy foliage causing sight line issues.

Municipal Planner Ian McMeans said that the tree maintenance there is Timbercreek's or possibly PennDot's responsibility.

Diane Spero, 329 Old Gilkeson Road, said there are also issues with making rand turns from Old Gilkeson on to Gilkeson. On Old Gilkeson, walking is difficult with the lack of sidewalks in relation to the amount and speed of vehicles.

Irene from 351 Old Gilkeson Road finds that walking with a stroller is almost impossible due to speed and lack of sidewalks.

John Schrott made a motion to recommend final approval to the subdivision plan of 397 Old Gilkeson Road, conditioned upon the developer addressing items noted in the Engineer's Review Letter dated July 10, 2023, and any other comments from the Planning Board. Rebecca Griffith seconded. The vote was passed 4-0 unanimously.

Dave Hornicak made motion to recommend final approval to the Black Oak Hill land development plan at 397 Old Gilkeson Road, conditioned upon the developer addressing items noted in the Engineer's Review Letter dated July 10, 2023, the developer receiving necessary approvals from all outside agencies, and any other comments from the Planning Board. John Schrott seconded. The vote was passed 4-0 unanimously.

### **3. New Business**

- a. Request for preliminary approval for a subdivision plan. Nancy Gillette and the Chabad Lubavitch of the South Hills are proposing a subdivision where 1701 McFarland Road will be receiving an approximate 4000 sq ft section from 1726 Theodan Drive and consolidating into a single .73-acre lot. Both commercial and residential lots will remain in compliance with the Zoning regulations after the recording of the plan.

Quintin Kittle, QK Architecture, presented lot consolidation plans for Gillette – Chabad Lubavitch located at 1701 McFarland Road.

Municipal Engineer Josh Scanlon discussed the engineer's letter dated July 12, 2023. He stated that there are only minor comments.

Municipal Planner Ian McMeans suggested that the owners submit a rezoning request for the R2 C2 split lot, because under the current rules, if the owners do not obtain one, the entire lot must comply with the harsher C2 commercial property restrictions.

Rebecca Griffith made a motion to grant preliminary approval to the subdivision plan at 1701 McFarland Road, conditioned upon the developer addressing items required to be completed prior to final approval noted in the Engineer's Review Letter dated July 12, 2023, and any other comments from the Planning Board. Dave Hornicak seconded. The vote was passed 4-0 unanimously.

**4. Comprehensive Plan Update**

The municipal planner provided an update on the progress of the Comprehensive Plan.

**5. Citizen Comments**

- 6. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, August 15, 2023**, at 7:00 p.m. All municipal meetings in 2023 will have a Zoom webinar component to enable residents to attend meetings virtually.

**7. Adjournment**