

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

**DATE:** Tuesday, August 15, 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:** Andrew George, Rebecca Griffith, Dave Hornicak, John Schrott

**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**

Approval of minutes from July 18, 2023 meeting. John Schrott moved, and Rebecca Griffith seconded to approve the minutes of July 18, 2023 Planning Board meeting. The motion passed unanimously.

**2. Old Business**

- a. Request for recommendation for final 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.

Municipal Planner Ian McMeans stated that the Chabad property has a few outstanding violations that they're working through with Code and Inspections, but that doesn't interfere with the Planning Board making a recommendation. He does recommend that the Chabad people clean those up in advance of final approval.

Municipal Engineer Dan Deiseroth had no comments other than the letter dated August 10, 2023 that states all of the technical comments have been addressed

Rebecca Griffith made a motion to recommend final approval to the subdivision plan at 1701 McFarland Road, conditioned upon the developer addressing items noted in the Engineer's Review Letter dated August 10, 2023, with no additional comments from the Planning Board. Dave Hornicak seconded. The vote was passed 4-0 unanimously.

### **3. New Business**

- a. Request for preliminary approval and recommend for final approval for a subdivision plan. Zinat Mmsadeghi of 1404 Bower Hill Road is proposing a subdivision where the 1.189-acre lot will be subdivided into two lots consisting of .189 acres and 1 acre.

Municipal Engineer Dan Deiseroth went over the comments in the initial engineer's letter dated August 10, 2023. He stated that the developer addressed all the minor initial comments. He added that they will still need to address the easement for lot one's sanitary sewer though.

John Schrott made a motion to grant preliminary approval and recommend final approval to the subdivision plan at 1404 Bower Hill Road, conditioned upon the developer addressing items required to be completed prior to final approval noted in the Engineer's Review Letter dated August 10, 2023, and any other comments from the Planning Board. Andrew George 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. Capital Improvement Program Update**

- a. Recommendation from the Planning Board on the proposed Capital Improvement Program (CIP) for the years 2024– 2028 as being in accordance with the Comprehensive Plan.

Urban Planning and Sustainability Coordinator Greg Wharton updated the projects that are prioritized to be scheduled for 2024 and how they will be funded.

For public Works he discussed reoccurring items such as street repair including asphalt and brick streets, sanitary improvements, stormwater management, and equipment replacement. Next, he discussed the Municipal building rotunda project which includes masonry and artwork. For the Public Safety building he discussed the exterior facade, masonry, and water proofing. The Municipal building will need the HVAC system replaced using more energy efficient equipment having the goal of zero emissions. The Customer Service Center will receive safety upgrades like ballistic glass. North Meadowcroft park needs some ADA improvements at the pickleball court area. Finally, he discussed the sidewalk improvement program which supports residents requesting new sidewalks in areas where there aren't any.

For Recreation, the tennis center elevator needs to be replaced. Courts 1 – 8 will be getting upgraded LED lighting fixtures. Improvements requested for the golf course are a restroom to be built at the third hole tee.

For Public Safety the number one request is always the turnout gear replacement. Another request is the fire training facility. For police, ballistic vests need to be replaced every 5 years. The Watch Commander vehicle will be replaced and possibly with an electric vehicle.

For parking the North garage top deck needs to be enclosed with a vestibule and the elevator cars need replaced, due to exposure to the weather elements. The South garage will likely need to be fully replaced and the project could be completed by 2028.

John Schrott asked a few follow up questions. He asked if future year projects change based on the Comprehensive Plan? Greg replied that it can influence the projects. Mr. Schrott then inquired about the timetable of the Main Park analysis that's going on. Ian McMeans said that the goal is to have preliminary recommendations before budget time in November and have a final plan by the end of the year/beginning of next year. Finally, John Schrott asked about EV charging stations and if we are pursuing to get any Federal grant money to get them. Greg responded that they're always pursuing funding for projects like for EV chargers. We started with installing 2 in the Overlook lot behind Beverly Road. In the South garage there are 2 as well. Andrew George asked about the private street buy back. Ian McMeans said there have been zero applications since the policy went into effect in 2013, but they always leave that placeholder in the CIP.

Dave Hornicak made a motion to recommend the 2024-2028 CIP as being in accordance with the adopted Comprehensive Plan. Rebecca Griffith seconded. The vote was passed 4-0 unanimously.

**6. Citizen Comments**

7. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, September 19, 2023**, at 7:00 p.m. All municipal meetings in 2023 will have a Zoom webinar component to enable residents to attend meetings virtually.

**8. Adjournment**