

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

**DATE:** Tuesday, January 16, 2024

**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, Clint Rounsfull, and 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 October 17, 2023 meeting. Rebecca Griffith moved, and Dave Hornicak seconded to approve the minutes of October 17, 2023 Planning Board meeting. The motion passed unanimously.

**2. Old Business**

None

**3. New Business**

Request for preliminary approval for a major subdivision plan. Flash Point Partners, LLC is proposing the Beadling Road Subdivision, a 4-lot subdivision located between Beadling Road and James Place. The .962-acre lot will be subdivided into one .515-acre lot fronting James Place and three .149-acre lots fronting Beadling Road.

Municipal engineer Josh Scanlon reviewed a letter from Gateway dated January 11, 2024. The comment letter includes providing clarifications on providing evidence of serviceability of various utilities, the requirement of an easement on the western side of lot four to accommodate the existing storm sewer, labeling of Beadling Road, that any required easements for utilities for any of the lots are shown on the plan, requesting verification on the setback on James Place in respect to the existing in place right of way, there needs to be sewage planning, and a note needs added to the plan with respect to storm water management.

Scott Pilston, representing the developer addressed the comments in the letter from Gateway.

Mr. McMeans suggested that the developer get in touch with Mr. Sarver, the chief inspector for Mt. Lebanon, to calculate the front yard setback and building lines of the irregular lots.

Mr. Hornicak asked what the schedule was. Mr. Pilston responded that they'd like to get started this spring.

Clint Rounsfull made a Motion to grant preliminary approval to the Beadling Road Subdivision, conditioned upon the developer addressing items required to be completed prior to final approval noted in the Engineer's Review Letter dated January 11, 2024, and any other comments from the Planning Board. Rebecca Griffith seconded. The motion passed unanimously.

**4. Citizen Comments**

None

- 5. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, February 20, 2024**, at 7:00 p.m. All municipal meetings in 2023 will have a Zoom webinar component to enable residents to attend meetings virtually.

**6. Adjournment**

The meeting was adjourned at 7:15pm.