

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

DATE: Tuesday, February 20, 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 Mike Haberman, and 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 the January 16, 2024 meeting. John Schrott made a Motion to approve, and Clint Rounsfull seconded to approve the minutes of January 16, 2024 Planning Board meeting. The motion passed unanimously.

2. Old Business

Request for recommendation for final 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.

Mike Haberman from Gateway Engineers said from the letters the municipal engineer issued January 11 and February 16, 2024, most of the comments have been addressed. There are two minor outstanding items related to access for utilities: for the lot in the back and the sewage planning module components have been submitted and are being reviewed under separate cover.

Scott Pilston from Red Swing Group, project surveyor and engineer, commented that there was a request submitted to the utility companies looking for availability letters. The developer was not sure where utilities are needed at this point, but both Beadling and James Place have utilities on them, and there is a sanitary sewer line that runs along the East side of the property that could access Lot One, but they are not sure they will be able to tap in yet.

Mr. McMeans asked a question of the easements regarding gas service.

Mr. Pilson said there is gas service on Beadling, but the line is outside the boundaries on the available drawing.

Mr. McMeans added that Grading permits will be still needed after the subdivision plan is approved. The grading plans will be reviewed by Gateway and approved by the building inspection office.

Clint Rounsfull made a motion to recommend final 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 February 13, 2024, and any other comments from the Planning Board. Andrew George seconded the motion. The motion was passed unanimously.

3. **New Business**

None

4. **Citizen Comments**

None

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, March 19, 2024**, at 7:00 p.m. All municipal meetings in 2024 will have a Zoom webinar component to enable residents to attend meetings virtually.

6. **Adjournment**

The meeting was adjourned at 7:17pm.