

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

DATE: Tuesday, February 17, 2026

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: Matthew Clark, David Hornicak, Paul Ostergaard, John Schrott

BOARD MEMBERS ABSENT: Andrew George (Chair)

STAFF MEMBERS PRESENT: Municipal Planner Ian McMeans, Municipal Engineer Josh Scanlon, Urban Planning and Sustainability Coordinator Greg Wharton, Commission Liaison Jeff Siegler (Absent)

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 August 19, 2025 meeting. Matthew Clark moved, and Dave Hornicak seconded to approve the minutes of August 19, 2025 Planning Board meeting. The motion passed unanimously.

2. Old Business

None.

3. New Business

- a. Request for preliminary approval and recommendation for final approval of a subdivision plan. Emily & Matthew Klapkowski own the neighboring properties at 29 & 33 Carleton Drive. They are proposing the Carleton Manor lot consolidation to combine the .16-acre and .20-acre lots into a single .36-acre lot with a single-family dwelling remaining. The existing dwelling at 29 Carleton Drive will be razed. The lots are located in the R-2 Zoning district, and the proposed use will remain a Use By Right.

Josh Scanlon, Gateway Engineers, summarized the technical comments in the Engineer's review letter that should be addressed prior to final approval.

Matthew Clark motioned, and David Hornicak seconded to grant preliminary approval and recommend final approval, conditioned upon the applicant addressing items required to be

completed prior to final approval noted in the Engineer's Review Letter dated February 6, 2026, and any other comments from the Planning Board. The motion passed unanimously.

Ian McMeans summarized the next steps in the process.

4. Zoning Ordinance Update

- a. Consultant, RJ Susko of OHM Advisors provided a presentation on the initial research done and the Zoning Ordinance and Subdivision and Land Development Ordinance update as well as the plan for public education and engagement throughout the process.

5. Citizen Comments

No citizen comments.

- 6. Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, March 17, 2026**, at 7:00p.m. All municipal meetings now have a Zoom webinar component to enable residents to attend meetings either virtually or in person.

7. Adjournment

Matthew Clark motioned, and David Hornicak seconded to adjourn the Planning Board meeting. The motion passed unanimously. The meeting adjourned at 7:52 p.m.