MT. LEBANON PLANNING BOARD
TUESDAY, OCTOBER 20, 2026
7:00 P.M
COMMISSION CHAMBERS
710 WASHINGTON ROAD
PITTSBURGH, PA 15228

The Mt. Lebanon Planning Board will meet at its regularly scheduled time on Tuesday, October 20, 2026, at 7:00pm. The meeting will be held in-person at the Municipal Building. For those unable to attend in person, the following Zoom link is provided for anyone interested in viewing the meeting to watch online. The meeting will be recorded.

Zoom Link: https://us02web.zoom.us/j/86350247292

DISCUSSION AGENDA

Call to Order

Roll Call:

Board Members: David Hornicak, John Schrott (President), Paul Ostergaard (Vice President), Matthew Clark (Secretary), Seth Davis

Municipal Staff: Dan Dieseroth (Gateway Engineers), Ian McMeans (Assistant Manager and Municipal Planner), Greg Wharton (Planning & Sustainability Coordinator)

Liaisons: Jeff Siegler (Commission Liaison)

Statement on Public Comments

The Planning Board will accept public comments with each agenda item. Please note that a repetition of comments made by previous speakers is not necessary for them to be considered. If a group of residents shares an opinion, we suggest that you select a spokesperson. Public Comments is not the appropriate time for prolonged debate or for personal comments about or questions directed to fellow residents, the Board members, municipal staff, or any developer. In consideration of everyone's time, we encourage residents making public comment to refrain from repeating comments made by previous speakers.

For 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. If you have multiple or complicated comments, you are welcome to submit them to us in writing. We ask you to hold your remarks to 5 minutes and will let you know when your time is up. We appreciate your efforts to be respectful and ask that the audience refrain from any behavior that is disruptive or might intimidate free speech.

1. **Meeting Minutes**

   a. Approval of the minutes of the September 15, 2026, meeting

Recommended action: *Move to approve the minutes of August 18, 2026, Planning Board meeting.*

2. Old Business

a. None.

3. New Business

a. Request for recommendation for final approval of a land development plan. The Unitarian Universalist Church of the South Hills, located at 1240 Washington Rd is proposing an expansion of the existing main building and the construction of a detached storage structure, as well as associated site improvements. The site is situated in the R-1 zoning district where Places of Worship is a conditional use, therefore a conditional use application has been submitted concurrently.

Recommended action: *Motion to recommend final approval for the Unitarian Universalist Church land development plan, conditioned upon the owner and applicant addressing items noted the engineer's review letter dated October 8, 2026, the Commission approving the amendment to the conditional use plan, and any other comments from the Planning Board.*

b. Request for recommendation for final approval of a land development plan. 301 Cochran Rd LLC is proposing a redevelopment located at 301 Cochran Rd for a future Veterinarian Clinic. The proposed plan will include a building expansion and site improvements such as new asphalt parking, curbing, sidewalks, and stormwater management facilities. The site is situated in the C-2 Commercial District where Animal Hospitals are a Use By Right.

Recommended action: *Motion to recommend final approval for the land development plan at 301 Cochran Rd, conditioned upon the owner and applicant addressing items noted the engineer's review letter dated October 15, 2026. To add, the applicant has provided a letter stating that access to Academy Avenue is insurable. As the unopened Academy Avenue is shown as access on the Plan, this approval is contingent upon there, in fact, being such access and such access being constructed. It is expressly recognized that Academy Avenue in this location is unopened, is not a public road, and will not be a public road. Use of and access to this road in this location may be subject to other private rights which may affect this condition.*

4. Citizen Comments

The Board will now accept Public Comments relating to any items not appearing on the agenda.

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

6. Adjournment