

City of Pittsburgh
Planning Commission
Meeting Minutes

January 12, 2021 3:10pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Fred Brown
 Holly Dick
 Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
 Kate Rakus, Principal Planner

Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Scheppke
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2020-11756, 428 Smithfield Street, Exterior renovation	2
2. DCP-ZDR-2020-09567, 20 Stanwix Street, Addition	2
3. DCP-ZDR-2020-12234, 1323 Forbes Avenue, Demolition	3
4. DCP-LOT-2020-01431, Waterfront Place Lot 9, Strip District, Major consolidation, 1 st meeting	4
5. DCP-LOT-2020-00238, Duquesne Light, Bluff, Major Consolidation, 2 nd meeting	4
6. DCP-LOT-2020-01309, 444 Taylor, Bloomfield, minor subdivision	5
7. DCP-LOT-2020-01157, 2827 Chartiers, Sheraden, minor consolidation	5
8. DCP-LOT-2020-01156, 1441 Sheffield, Manchester, minor consolidation	5
9. DCP-LOT-2020-01490, 3403 Mulberry Way, Lower Lawrenceville, lot line revision	6
10. DCP-LOT-2020-01503, 914 P.J. McArdle Roadway, South Side Flats, lot line revision	6

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the December 8, 2020 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

19-PDP-00018 115 Bigham Street • Chris Haupt • Helen Demchak
 DCP-LOT-2020-00238, Duquesne Light Consolidation • Roy Weil
 DCP-ZDR-2019-02015, 1501 Penn Avenue • John Kichi

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-11756, 428 Smithfield Street, Exterior Renovations

Ms. Rakus made presentation on accordance with the attached staff report.

Mr. Ryan Croyle from DESMONE Architects presented project overview, site plan for renovation area, elevation materials, proposed additional parking, and contextual views and photos. Mr. Croyle explained that exterior renovation will include new sliding doors and new windows. National Park Service (NPS) approved window design.

In addition, Mr. Croyle explained proposed plan for mechanical equipment that will be located on roof, sustainability and storm water management information.

Mr. Doug Bartolomeo, exterior designer, added more information regarding proposed windows and outside clock.

Windows design will have red vertical area that is special for Target companies and graphic, respect to Kaufmanns historic building.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked to explain the difference between small and big stores format.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020- 11756 filed by Desmone Architects, on behalf of property owner 400 Fifth Ave, LLC, for exterior renovation of the existing structure with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Mingo SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Mondor, Deitrick, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-09567, 20 Stanwix Street, Addition

Ms. Kramer made presentation on accordance with the attached staff report.

Ms. Abby Mountain from STRADA architects presented project location, site and elevation plans for addition and rooftop deck. She also explained the need and proposed use of the addition and accessory deck. Ms. Mountain presented future views from different locations and exterior building materials.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCPZDR-2020-09567 for Exterior Renovation and Addition at 20 Stanwix Street (1-G-235) based on the application filed by Strada, on behalf of the G&I VIII MJW 20 STANWIX LLC, property owner, with the following conditions: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-12234, 1323 Forbes Avenue, Demolition

Mr. Gregory made presentation on accordance with the attached staff report.

Terru Leasure presented Life's Work Building information, explained old structure location, photos, demolition plan, and renderings for proposed future structure.

New building will serve as Osteopathic Medicine College.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020- 12234 filed by Noralco, on behalf of DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, the owner, for the total demolition of an existing three and four story structure, with the following conditions: 1. The post-demolition plan showing proposed fencing and the proposed post-demolition

conditions shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01431, Waterfront Place Lot 9, Strip District, Major Subdivision 1st meeting

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Waterfront Place Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January, 12, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 26, 2020.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00238, Duquesne Light, Bluff, Major Consolidation, 2nd meeting

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Duquesne Light Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01309, 444 Taylor, Bloomfield, minor subdivision

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

444 Taylor Street Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on January 12, 2020, BE APPROVED and the
signatures of the proper officers of the Planning Commission be affixed thereto. (No
improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill

RECUSED:

7. DCP-LOT-2020-01157, 2827 Chartiers, Sheraden, minor consolidation

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

2827 Chartiers Avenue Consolidation, 20th Ward, City of Pittsburgh, County of
Allegheny, received by the Planning Commission on January 12, 2020, BE APPROVED
and the signatures of the proper officers of the Planning Commission be affixed thereto.
(No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill

RECUSED:

8. DCP-LOT-2020-01156, 1441 Sheffield, Manchester, minor consolidation

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:
1441 Sheffield Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill
RECUSED:

9. DCP-LOT-2020-01490, 3403 Mulberry Way, Lower Lawrenceville, lot line revision

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:
3403 Mulberry Way, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill
RECUSED:

10. DCP-LOT-2020-01503, 914 P.J. McArdle Roadway, South Side Flats, lot line revision

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:
914 P J MCARDLE ROADWAY, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill
RECUSED:

[Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Askey and seconded by Ms. Mingo. The meeting adjourned at 4:16pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

January 26, 2021 2:15pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Rachel O'Neill
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Schepke
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2020-03970, 3300 Preble Ave	1
2. DCP-ZDR-2020-07329, 5230 Centre Avenue	2
3. 19-PDP-00018, 115 Bingham Street	3
4. DCP-LOT-2020-01431, Waterfront Place, lot 8, Major Subdivision, Strip District	4
5. DCP-LOT-2021-00008, 141 Meridan , Minor Subdivision, Mount Washington	4
6. DCP-LOT-2020-01494, 1143 Goettman, Minor Consolidation, Troy Hill	5
7. DCP-LOT-2020-01340, 112 Dinwiddie, Minor Consolidation, Crawford-Roberts	5
8. DCP-LOT-2020-01481, 1027 Gladys Avenue, Minor Consolidation, Beechview	5

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:
 DCP-ZDR-2020-09427 3500 Forbes Avenue
 From Jonathan Kamin, Goldberg, Kamin,& Garvin, LLP

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-03970, 3300 Preble Ave

Mr. Gregory made presentation on accordance with the attached staff report.

Mr. Fred Sanboro, project architect from AE works, presented context map and project description, project purpose and site plans. Mr. Sanboro explained surrounding site context, elevation plans and materials proposed to be use for new garage building. In addition, he introduced new garage prospective views, roof garden design, construction management plan and sustainability report.

Mr. Sanboro informed commissioners about community process summary for the application.

Mr. Justin Thornton explained storm water plan for the subject development.

Ms. Sara Moore, landscape designer, informed PC commissioners about changes made to the project since briefing presentation.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor asked developers to explain the design of massive fence proposed.

Ms. Demasi explained the need and security reason for proposed fence.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan DCP-ZDR-2020-03970 for the new construction of a three-story laboratory structure and five-story parking garage at 3300 Preble Avenue (75-K-60) based on the application filed by AE Works on behalf of ALLEGHENY COUNTY SANITARY AUTHORITY, the property owners, with the following conditions:

1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
2. The applicant provides a parking demand analysis for the entire ALCOSAN campus to demonstrate that the parking garage and surface parking will not cause the entire campus to exceed the RIV Zone's maximum parking.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-07329, 5230 Centre Ave

Ms. Rakus made presentation on accordance with the attached staff report.

Ms. Rebecca Griffith from RM Creative LLC presented project scope, location, site and elevation plans.

Development crew made study of sound level after proposed equipment installation. No negative impact for adjacent area to be expected. Ms. Griffith also presented site photos, proposed renderings, and informed PC about community process summary.

Ms. Lenore Williams from Baum Initiative Group supported proposed development; community group approved project.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo thanked developers for great project and presentation.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan DCP-ZDR-2020-07329 for exterior HVAC equipment and screening at 5230 Centre Avenue, based on the application and drawings filed by RM Creative on behalf of property owner, Shadyside Hospital.

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Deitrick

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

3. 19-PDP-00018, 115 Bingham Street

Ms. Kramer made presentation on accordance with the attached staff report.

Mr. Mike Bliss, architect, presented project location, existing aerial images, and project description. He also informed about new addition, parking elements, and building materials.

Mr. Sean Naylor explained site plans, limited site construction needed.

Mr. Gregory Newman, principal architect, presented floor plans, contextual site neighborhood photographs.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo suggested some design ideas for improve tenants convenience.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan 19-PDP-00018 for renovation of and addition to the existing structure 115 Bingham (1-N-124) based on the application filed by Red Swing Group on behalf of MINDFUL GRANDVIEW LLC, the property owners, with the following conditions: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01431, Waterfront Place, lot 8, Major Subdivision, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Waterfront Place Lot 9 Subdivision, 2nd Ward Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00008, 141 Meridan , Minor Subdivision, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

141 Meridan Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01494, 1143 Goettman, Minot Consolidation, Troy Hill

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1143 Goettman Street Consolidation, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01340, 112 Dinwiddie, Minor Consolidation, Crawford-Roberts

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

112 Dinwiddie Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-01481, 1027 Gladys Avenue, Minor Consolidation, Beechview

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
1027 Gladys Avenue, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash reported the following:

1. Stormwater Code update Overview, this update follows the Act 167- mandated code update adopted in 2019 for compliance with State and County Act 167 Model Ordinance.
2. Current phases for ForgingPGH City wide Comprehensive Plan for strategic framework and vision for growth and development thru 2040.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Dick. The meeting adjourned at 4:21pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

February 9, 2021 2:45pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

Chairwoman Christine Mondor

Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Kevin Kunak
 Daniel Schepke

Index

Item	Page Number
1. DCP-ZDR-2020-00360, 2142 Wightman Street	2
2. DCP-LOT-2021-00055, 745 Union Place, Major Consolidation 1, Allegheny Center	3
3. DCP-LOT-2020-00721, 117 Meridan Street, Minor Subdivision, Mount Washington	3
4. DCP-LOT-2021-00002, 904 McCandless Ave, Minor Subdivision, Upper Lawrenceville	3
5. DCP-LOT-2021-00037, N Atlantic Ave, Minor Consolidation, Garfield	4
6. DCP-LOT-2020-01164, 89 Wyoming Street, Minor Consolidation, Mount Washington	4
7. DCP-LOT-2021-00089, 3302 Francisco Street, Minor Consolidation, Sheraden	4
8. DCP-LOT-2021-00027, 6847 Juniata Place, Minor Consolidation, Point Breeze	5
9. DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield	5
10. DCP-LOT-2021-00119, 1034 Idlewood Road, Minor Consolidation, East Carnegie	5

A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. Deitrick, the minutes of the January 12, 2021 and January 26, 2021 meetings are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2020-00360, 2142 Wightman Street

From Indovina Associates Architects

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-00360, 2142 Wightman Street

Mr. Kunak made presentation in accordance with an attached staff report.

Mr. David Toal, project architect, explained the proposed use of subject structure as a dormitory for 14 boys, presented aerial map, site location, current site photos, and plans for exterior and interior renovations.

No parking need for children, current parking will be used by school staff.

Mr. Chezky Rosenfeld, dean of the school, informed that building will be used only for sleeping at night, building already used as dormitory for less children for some time. The Chairwoman called for questions and comments from the Public.

Mr. Christopher Titus, living at 2120 Wightman St, explained that his property is next door to subject building that was used as a duplex for many years. Mr. Titus has concerns about proposed use that can provide noise, traffic, and future problems.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo asked planning staff to clarify classification of proposed use type.

Ms. Mondor asked the applicants to inform commissioners about how school neighbors were engaged in a project discussion.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Conditional Use application DCP-ZDR-2020-00360 for interior renovations for use as Multi-Suite Residential (Limited) to the existing structure at 2141 Wightman Street (87-B-58), **BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.**

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey

ABSTAINED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2021-00055, 745 Union Place, Major Consolidation 1, Allegheny Center

Mr. Schepcke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Union Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON February 23rd, 2021.

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:

MOTION CARRIED

3. DCP-LOT-2020-00721, 117 Meridan Street, Minor Subdivision, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Meridan Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

4. DCP-LOT-2021-00002, 904 McCandless Ave, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

McCandless Avenue Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

5. DCP-LOT-2021-00037, N Atlantic Ave, Minor Consolidation, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 N Atlantic Avenue Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 9, 2021, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

6. DCP-LOT-2020-01164, 89 Wyoming Street, Minor Consolidation, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 Wyoming Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 9, 2021, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

7. DCP-LOT-2021-00089, 3302 Francisco Street, Minor Consolidation, Sheraden

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

3302 Francisco Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey

ABSTAINED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00027, 6847 Juniata Place, Minor Consolidation, Point Breeze

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

6847 Juniata Place Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey

ABSTAINED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report.

Mr. Sam Spearing from Bloomfield Development Corporation had concerns about this application and land future use.

PC commissioners had questions regarding proposed survey and asked for clarifications from the applicant.

Application will be discussed on the next PC meeting in 2 weeks.

10. DCP-LOT-2021-00119, 1034 Idlewood Road, Minor Consolidation, East Carnegie

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1034 Idlewood Road, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey

ABSTAINED:

OPPOSED:

MOTION CARRIED

Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Mingo and seconded by Ms. Blackwell. The meeting adjourned at 3:42pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

February 23, 2021 2:50pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Rachel O'Neill
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Schepke
 Andrea Lavin-Kossis
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2020-11318 255 Atwood Street	2
2. Council Bill 2021-1085 Zoning Code Text Amendment	3
3. DCP-ZDR-2020-09427 3500 Forbes Avenue	4
4. DCP-LOT-2021-00055, 745 Union Place, Major Subdivision 2, Allegheny Center	5
5. DCP-LOT-2021-00130, 388 Fingal Street, Minor Consolidation, Duquesne Heights	5
6. DCP-LOT-2021-00137, Brightridge Street, Minor Subdivision, Perry South	6
7. DCP-LOT-2021-00126, 5030 Castleman , Minor Consolidation, Shadyside	7
8. DCP-LOT-2021-00204, 625 N Homewood, Minor Consolidation, Homewood South	7
9. DCP-LOT-2021-00205, Hermitage Street, Minor Consolidation, Homewood North	7
10. DCP-LOT-2021-00164, St Clair Place, Minor Subdivision, East Liberty	8
11. DCP-LOT-2021-00207, Concord Street, Minor Subdivision, East Allegheny	8
12. DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield	9

A. Approval of Minutes

On motion moved by Ms. Blackwell and seconded by Ms. Dick, the minutes of the February 9, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00422 Chatham University IMP

- Carol McGinty, Shadyside Action Coalition

DCP-MPZC-2020-01245 Larimer Zone Change Petition

- Julie Edwards, Urban Redevelopment Authority
- State Senator Lindsey Williams
- State Representative Ed Gainey

DCP-MPZC-2020-00080 Carlow Zone Change Petition and Master Plan

- David A Zubik, Bishop of Pittsburgh

DCP-ZDR-2020-09427 3500 Forbes Ave

- Family House letter
- Family House slides
- Oakland Business Improvement District (OBID)
- Jonathan Salmans

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-11318, 255 Atwood Street

Mr. Gregory made presentation in accordance with the attached staff report.

Ms. Jody Schurman, principal at Lab & Designs, informed commissioners about project description and location map. Ms. Schurman presented site plan, elevation plans, contextual street view photos, explained proposed landscaping and screening, accessibility and structural design, and community process held.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-11318 was filed by Jody Schurman, on behalf of property owner KEHAYAS JOHN N, the property owner, with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

2. Council Bill 2021-1085, Zoning Code Amendment

Ms. Andrea Lavin-Kossis made a presentation of proposed Zoning Code Text Amendment related to access for parking spaces for single-unit attached dwellings. Ms. Lavin-Kossis informed that Code Amendment will add parking standards to section 914.09, and explained benefits of this amendment.

The Chairwoman called for questions and comments from the Public.

Mr. Dave Breingan from Lawrenceville United supported the Amendment that will improve parking situation, also recommended actions to make additional steps for Code development related to parking in other districts.

Mr. John Axtell from Lawrenceville State holders supported the Amendment.

Mr. Sam Spearing from Bloomfield Development Corporation supported proposed Code Amendment.

Ms. Lauren Conley from Lawrenceville Corporation supported proposed Amendment and stated that more actions are required.

Ms. Ruby Velasco stated in support of proposal.

Ms. Alison K. from Public Transit stated that proposed Amendment is not a very good solution, suggested more actions for all Pittsburgh areas, especially that will reduce cost of new residences.

Mr. Bruce Chan from Bloomfield Development Corporation stated in support of proposal.

Ms. Wanda Wilson from Oakland Planning and Development Corporation supported the proposed Amendment.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. O'Neill thanked for proposed information and asked for clarifications on some issues. She suggested to address more zoning districts as next steps, and offered help with further Code development.

Mr. Dash provided some clarifications for next complexed Zoning Code updates.

There being no more comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

That the Planning Commission makes a positive recommendation to Council on of Council Bill 2021- 1085 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Askey, Burton-Faulk, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-09427, 3500 Forbes Avenue

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Kevin McKeegan from Meyer Unkovic Scott made project introduction, and clarified about recent correspondence received regarding the subject case.

Mr. McKeegan underlined that there is a complete Zoning Code compliance for the subject case, and developers made some adjustments to eliminate concerns previously discussed.

Ms. Jessica Leo, director of Design and Development at CA Ventures, LLC explained changes made to the project.

Mr. Jay Silverman, project architect, presented project overview, location map, site plan, floor plans, and rooftop plan. In addition, he informed about parking proposed, bicycle plans, and storm water report. Mr. Silverman also explained elevation plans, renderings and exterior materials proposed to use.

The Chairwoman called for questions and comments from the Public.

Ms. Georgia Petropolis from Oakland Business Improvement District stated that correspondence was provided for PC attention with community project support and some concerns.

Ryan Wotus, attorney, presented opposition concerns. He informed that new structure would have a detrimental impact to the neighborhood; new building does not meet Zoning Code's section 922.10.E.2 requirements. Opposition crew asks commissioners not to approve this application.

Mr. Eric Booth from Desmone Architect provided his opinion about negative impact of proposal and no compliance with Zoning Code specific sections.

Ms. Jennifer March from Family House explained services provided by their organization to patient guests. Ms. March stated that guests need comfortable environment while staying in the hotel, and new building is very massive and will create problems in a future.

Ms. Alison K. from Public Transit explained her concerns about parking garage, and proposed to construct more units with lower cost.

Mr. Connor Scanlon, resident, provided his opinion that a new structure will be in a violation with the Zoning Code, and does not have enough retail space proposed.

Ms. Wanda Wilson from Oakland Planning and Development Corporation had concerns regarding building design, esthetic, and affordable units. Ms. Wilson did not support this application.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Blackwell asked the applicants to describe communication with the community groups.

Ms. Mingo thanked the developers for moving proposed generator inside of the structure, and agreed that proposed building is to massive.

Ms. Mondor said that commissioners appreciate changes made to the project, proposed to think about rooftop deck addition and changes to reduce the height.

Mr. McKeegan summarized project points of discussions.

PC commissioners closed testimony and recommended developers to address issues for continuation on March 23,201.

D. Plan of Lots

4. DCP-LOT-2021-00055, 745 Union Place, Major Subdivision 2, Allegheny Center

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Union Place Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:
 OPPOSED:

MOTION CARRIED

5.DCP-LOT-2021-00130, 388 Fingal Street, Minor Consolidation, Duquesne Heights

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.
 MOTION:

388 Fingal Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 23, 2021, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:
 OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00137, Brightridge Street, Minor Subdivision, Perry South

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.
 MOTION:

Brightridge Street Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received
 by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of
 the proper officers of the Planning Commission be affixed thereto. (No improvements or
 monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:
 OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00126, 5030 Castleman , Minor Consolidation, Shadyside
Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

5030 Castleman Street Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 23, 2021, BE APPROVED and the
signatures of the proper officers of the Planning Commission be affixed thereto. (No
improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00204, 625 N Homewood, Minor Consolidation, Homewood South

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

625 N Homewood Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 23, 2021, BE APPROVED and the
signatures of the proper officers of the Planning Commission be affixed thereto. (No
improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00205, Hermitage Street, Minor Consolidation, Homewood North

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Hermitage Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:
 OPPOSED:

MOTION CARRIED

10.DCP-LOT-2021-00164, St Clair Place, Minor Subdivision, East Liberty

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

St Clair Place Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:
 OPPOSED:

MOTION CARRIED

11.DCP-LOT-2021-00207, Concord Street, Minor Subdivision, East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Concord Street Subdivision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
 RECUSED:

OPPOSED:

MOTION CARRIED

12.DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Lorigan Street, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Askey. The meeting adjourned at 5:15PM.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

March 9, 2021 3:00pm, Meeting called to order by Chairwomen Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Scheppke
 Kevin Kunak

Index

Item	Page Number
1. DCP-MPZC-2020-01245 Zone Change Petition	2
2. DCP-ZDR-2020-12921 121 N Beatty Street	3
3. DCP-MPZC-2019-00422 Chatham University Zone Change Petition and New Institutional Master Plan	4
4. DCP-LOT-2021-00235, 311 N Saint Clair , minor consolidation, East Liberty	5
5. DCP-LOT-2021-00243, Kelly Street, minor consolidation, Homewood South	6
6. DCP-LOT-2021-00273, 52 nd Street, minor subdivision, Upper Lawrenceville	6

A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. Dick the minutes of the February 23, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Lawrenceville Inclusionary Housing Zoning Overlay Amendment

- Matt Baron
- Tom Seabrooke

DCP-MPZC-2020-01245 Larimer Zone Change Petition

- Donna Jackson, Larimer Consensus Group

DCP-ZDR-2020-12921 N Beatty

- Lenore Williams, ELDI Community Planning Committee

DCP-MPZC-2019-00422 Chatham University IMP

- Dan Holland
- Amy Fields
- Kathy Short
- Christopher Sleet and Seven Yeltekin
- Dena Holland
- Vanessa G Spiro
- David Zorub MD
- Mary Louise Gailliot
- Henry J. Gailliot
- Rosanne Levine
- Richard Bondi MD
- Kathleen Rielly O'Brien

DCP-ZDR-2020-09427 3500 Forbes Ave

- Phyllis Wechsler
- Roy Weil

Other Correspondence

- Notice of Termination of Court Case SA 17-000187 02-16-2021, Friendship Community v City of Pittsburgh
- Notice of Termination of Court Case SA -18-000469 02-16-2021, Pennley Park South v City of Pittsburgh

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-MPZC-2020-01245 Zone Change Petition

Ms. Rakus made presentation on accordance with the attached staff report.

Mr. Late Metz from Buchanan Ingersoll & Rooney PC informed proposed zone change request that will extend adjacent LNC zoning district. Mr. Metz presented photos of subject zone and contextual area, site plan, and renderings. He also explained the type of proposed use and a reason for the request. Proposed school use is not permitted in the current zoning district. Mr. Metz addressed letters of support that PC received on behalf of proposed zone change.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of Zone Change Petition DCP-MPZC-2020-01245 to rezone 29 parcels

with frontage on Larimer Avenue, Maxwell Way, Shetland Avenue, Rapidan Way, and Joseph Street owned by the City of Pittsburgh and the Urban Redevelopment Authority from Multi-Unit Residential High Density (RM-H) and Single Unit Detached Residential High Density (R1D-H) to Local Neighborhood Commercial (LNC).

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell

RECUSED: Mondor

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-12921, 121 N Beatty Street

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. John Ginocchio from Trek Development made project introduction.

Mr. Kevin Wagstaff presented design summary, site plans, Arial view, property survey, and photos of existing area status, renderings and exterior design for the new structure. Mr. Wagstaff explained landscape plans, storm water report, proposed bike parking, and construction management ideas.

Chairwoman called for questions and comments from the Public.

Mr. Leonardo Williams presented letter of support from Baum Initiative.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor asked for some clarification regarding bike parking.

Ms. Deitrick asked the applicant about public money will be used for the proposal.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020-12921 filed by Perfido, Weiskopf, Wagstaff, + Goettel, on behalf of property owner the Urban Redevelopment Authority of Pittsburgh (URA), for new construction of a four-story multi-unit structure with the following conditions:

1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan approval.
2. The final construction plans, including site plans, elevations, and landscape plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor
 RECUSED:
 OPPOSED:

MOTION CARRIED

3. DCP-MPZC-2019-00422, Chatham University Zone Change Petition and New Institutional Master Plan

Ms. Rakus made presentation on accordance with the attached staff report.

Mr. Walter Fonley made introduction to the application.

Ms. Kate Tunney explained proposed Zoning map change from RM-M, R1D-VL, R1D-L, R2-M and RP to Educational Medical Institution (EMI) zoning district. Ms. Tunney informed the reason and the goal for the proposal, provided information about university history, and campus programming, Master Plan process, and future campus development. She also explained design guidelines, future perspectives, 10years development IMP, and 25 years horizon.

Ms. Tunney provided detailed community outreach work done.

Ms. Cindy Jampole informed mobility network and strategy for the proposal, and transportation report.

Chairwoman called for questions and comments from the Public.

Mr. Alex Lace, attorney for the neighbor resident, opposed some aspects of foundation development that will affect his client.

Mr. Don Linzar, resident, had concerns about proposed campus access, and street trees preservation.

Mr. Daniel Holland, resident, stated about a little engagement residents Murray Hill Street in proposal discussion, had concerns about campus parking and street traffic.

Mr. Christopher Sleep, resident, had concerns regarding dormer's expansion and a period of construction.

Levine family from 1167 Murray Hill Street asked developers to preserve the exterior historical look of the area, requested additional community meetings to discuss future parking and construction issues.

Ms. Vanessa Spiro, resident 1118 Murray Hill Street requested to preserve Murray Hill Street beautiful look.

Ms. Deb Zuroski resident 1116 Murray Hill Street did not support the application, and asked to see more details of proposed site development.

Ms. Karen Oosterhous, resident Murray Hill Street, requested to see additional exhibits for proposal.

Mr. Sevin Yeltekin resident 1156 Murray Hill Street supported his neighbor's testimony.

Mr. Matthew Bolewitz, resident, had concerns regarding traffic and campus parking.

Ms. Kathleen Obrien resident 1117 Murray Hill Street, stated about lack of information for the neighborhood residents.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor clarified that complete proposed plans and materials are available on line.

Mr. Shawn Gallagher represented Murray Hill residents and proposed to continue dialog with the University neighbors.

Ms. O'Neill suggested supporting motion recommended by Planning Staff and adding some conditions to the proposed motion..

Ms. Burton-Faukl, Ms. Dick, and Ms. Deitrick supported proposed recommendation and adding specific conditions for further IMP development.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of Zone Change Petition DCP-MPZC-2019-00422 to rezone 27 parcels associated with the Chatham University Campus from Multi-Unit Residential, Moderate Density (RM-M); Single-Unit Detached Residential, Very Low Density (R1D-VL); Single-Unit Detached Residential, Low Density (R1D-L); Two-Unit Residential Moderate Density (R2-M); and Residential Planned Unit Development (RP) to Educational Medical Institution (EMI) and Recommends Approval to City Council the Institutional Master Plan for Chatham University dated March 2021 with the following condition:

Applicant shall continue to meet with the Murray Hill Avenue residents to resolve issues brought up during the meeting including traffic patterns, buffers, the treatment of the three single family homes, and the inclusion of the Murray Hill Avenue edge in the plan

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00235, 311 N Saint Clair , minor consolidation, East Liberty

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

311 N Saint Clair Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 9, 2021, **be APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00243, Kelly Street, minor consolidation, Homewood South

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Kelly Street Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 9, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00273, 52nd Street, minor subdivision, Upper Lawrenceville

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

414 52nd Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 9, 2021, **be APPROVED**

and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Ms. O'Neill. The meeting adjourned at 5:36pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

March 23, 2021 4:00pm, Meeting called to order by Chairwoman Christine Mondor.

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Rachel O'Neill
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Kevin Kunak
 Daniel Schepke
 Kathleen Oldrey

Index

Item	Page Number
1. DCP-ZDR-2020-00242, 725 Penn Ave	2
2. DCP-ZDR-2020-07260, 925 Technology Drive	2
3. DCP—ZDR-2020-09427, 3500 Forbes Ave, continued	3
4. DCP-LOT-2021-00063, Brightridge Street, minor subdivision, Perry South	4
5. DCP-LOT-2021-00278, Georgetta , minor consolidation, Hazelwood	4
6. DCP-LOT-2021-00218, 5175 Butler Street, minor consolidation, Upper Lawrenceville	5
7. DCP-LOT-2021-00219, 1100 Bradish Street, minor subdivision, South Side Flats	5
8. DCP-LOT-2021-00292, Enoch Street, minor consolidation, Crawford-Roberts	6
9. DCP-LOT-2021-00327, 3500 Melwood Avenue, minor consolidation, Polish Hill	6

- A. Approval of Minutes
 No minutes.

- B. Correspondence (See Attachment B)
 The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00422 –Chatham University Zone Change Petition and New Institutional Master Plan

- Donna Eyring

Lawrenceville Inclusionary Housing Zoning Overlay Amendment

- James O'Toole
- Joanna Deming, ED for Perry Hilltop and Fineview Citizens Council
- Dan Kubis

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-00242, 725 Penn Ave

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Kevin Wagstaff presented site location, context photos, site plan, accessibility report, elevation and landscape plans. Mr. Wagstaff informed that very little exterior work planned for this application.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application DCP-ZDR-2021-00242 filed by Perfido, Weiskopf, Wagstaff, + Goettel, on behalf of property owner MCNALLY BONN LLC, for interior construction of four ground floor dwelling units and interior fit out of ground floor retail with the following conditions:

1. The final construction plans, including site plans, elevations, and landscape plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-07260, 925 Technology Drive

Ms. Kramer made presentation on accordance with the attached staff report.

Mr. McGarry Lugiunski from URA City of Pittsburgh made introduction to the proposed project.

Mr. Martin Busser from Indovina Associates Architects presented project overview, map, and photos of existing site conditions. Mr. Busser introduced site plan, proposed elevation plans, floor plans for parking structure, renderings, proposed building materials and palette.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Deitrick asked clarification on anticipated traffic changes.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020- 07260 for new construction of a six-level parking structure based on the application filed by Indovina Associates Architects on behalf of HITACHI RAIL STS USA INC, the property owner, with the following condition:

1. The final construction plans, including site plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-09427, 3500 Forbes Avenue, continued

Ms. Kramer explained basic information for the subject application. Development crew made changes to the original project.

Mr. Kevin McKeegan attorney for the application, informed commissioners about project updates and presented reexamined renderings. Mr. McKeegan stated that they reached the agreement with the site adjacent neighbor, Family House about project changes, and agreement will be signed eventually.

Mr. Ryan Wotus, attorney for Family House, conformed PC about agreement reached, and supported the proposal on behalf of his client.

Ms. Mingo thanked development crew for solution on concerns discussed two weeks ago and suggested to add one more condition for the motion proposed by planning staff.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR 2020-09427 for demolition of existing structures and

new construction of the ten-story structure based on the application filed by Dwell Design Studio, llc, on behalf of property owner COMHDAN REALTY LP, the property owners, with the following conditions:

1. The Administrator Exception for the Sustainable Development Bonuses for additional height, as per section 915.04, shall be completed, including the required notice posted, prior to issuing the Record of Zoning Approval ;and
2. The final construction plans, including site plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval: and
3. The applicant will notify staff when an agreement with Family House is reached.

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00063, Brightridge Street, minor subdivision, Perry South

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Brightridge Street Lot Line Revision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00278, Georgetta , minor consolidation, Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Georgetta's Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00218, 5175 Butler Street, minor consolidation, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

5175 Butler Street Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00219, 1100 Bradish Street, minor subdivision, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1100 Bradish Street Subdivision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00292, Enoch Street, minor consolidation, Crawford-Roberts

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Enoch Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00327, 3500 Melwood Avenue, minor consolidation, Polish Hill

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

3500 Melwood Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, O'Neill, Mondor

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. Director's Report

- Corey Layman, Zoning Administrator informed commissioners about updates made to the Department web site.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Deitrick. The meeting adjourned at 4:55pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

April 6, 2021 2:20pm, Meeting called to order by Chairwoman Christine Mondor.

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Fred Brown
Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Daniel Schepke
Kevin Kunak
Christopher Corbett

Index

Item	Page Number
1. DCP-ZDR-2020-09488, 3300 Preble Avenue New construction of ALCOSAN East Headworks Facility	3
2. DCP-ZDR-2020-09718, South Side Works Town Square Renovation of an existing plaza and minor amendment to SP-5 Preliminary Development Plan	3
3. DCP-ZDR-2020-04557, South Side Works Dog Park Renovation of an existing open space for use as dog park and minor amendment to SP-5 Preliminary Development Plan	4
4. Lawrenceville Inclusionary Housing Overlay Amendment Legislation making the Lawrenceville Inclusionary Housing Overlay a permanent overlay	5
5. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield	7
6. DCP-LOT-2021-00359, Pittsburgh Hippodrome, lot line revision, Polish Hill	7
7. DCP-LOT-2021-00358, 4840 Butler St, minor consolidation, Central Lawrenceville	8
8. DCP-LOT-2021-00154, 3011 Paulowna, minor subdivision, Polish Hill	8
9. DCP-LOT-2021-00217, Freyburg St, minor subdivision, South Side Flats	8
10. DCP-LOT-2021-00220, S 11 th St, minor subdivision, South Side Flats	9
11. DCP-LOT-2021-00436, Alpine Ave, minor consolidation, Central Northside	9
12. DCP-LOT-2021-00439, 1608 Monterey Street, minor consolidation, Central Northside	10
13. DCP-LOT-2021-00453, William St, minor consolidation, Mount Washington	10

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the March 9, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Mingo, the minutes of the March 23, 2021 meeting are approved

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00675 University of Pittsburgh Institutional Master Plan

- Scott Bricker, Executive Director, Bike Pittsburgh

Lawrenceville Inclusionary Housing Zoning Overlay Amendment

In favor:

- Andrew Twigg
- Jesse Perkins
- Kimberly Sarah Koenig
- Cgrebiner
- Patrick Rice
- Lizzie Anderson
- Rona Chang
- Linda Nerkowski
- Lukas Truckenbrod
- Rachel Dingfelder
- Amber Thompson
- Sean Carroll
- Sydney Duncan Litts
- Kirsten Loew-Rebel
- Dave Breingan, Executive Director, Lawrenceville United
- Larry Swanson, Executive Director, Action Housing c/o LU letter
- Richard Swartz, Executive Director, Bloomfield Garfield Corporation c/o LU letter
- Monica Ruiz, Executive Director, Casa San Jose, c/o LU letter
- Kevin Quisenberry, Community Justice Project, c/o LU letter
- Ed Nusser, Executive Director, City of Bridges CLT, c/o LU letter
- Carol Hardeman, Executive Director, Hill District Consensus Group, c/o LU letter
- Aaron Sukenik, Executive Director, Hill Top Alliance, c/o LU letter
- Jordan Golin, President & CEO, Jewish Family and Community Services, c/o LU letter
- Ann Sanders, Policy Advocate, Just Harvest, c/o LU letter
- Mark Masterson, Executive Director, Northside Community Development Fund, c/o LU letter
- Pittsburgh Commission on Human Relations, c/o LU letter
- Marcia Bandes, Chairwoman, Pittsburgh for CEDAW, c/o LU letter
- Brian Magee, CEO, PUMP, c/o LU letter
- Robert Damewood, Staff Attorney, Regional Housing Legal Services, c/o LU letter
- Aweys Mwaliya, Executive Director, Somail Community in Pittsburgh, c/o LU letter

- Lindsay Schmittle
- Laura Chu Wiens, Executive Director, Pittsburghers for Public Transit
- Alan Sisco, COO, Interim CEO, Rebuilding Together Pittsburgh
- Jennifer Rafanan Kennedy, Executive Director, Pittsburgh United
- Thomas Rodgers
- Ned Mulcahy
- Alyssa Cypher

Opposed:

- Brandon Moore
- Thomas Rodgers

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-09488, 3300 Preble Avenue

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Ed Roethlein presented location map, uses proposed for the lot, site master plan, elevation plans and site context photos. He also explained exterior materials will be used for new building.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-09488 at 3300 Preble Avenue based on the application filed by Whitman, Requardt & Associates, LLP on behalf of ALLEGHENY COUNTY SANITARY AUTHORITY (ALCOSAN), the property owners, with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Brown, Askey, Blackwell

ABSTAINED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-09718, South Side Works Town Square

Ms. Kramer made presentation in accordance with the attached staff report.

Ms. Teresa Bucco from AE7 architects made application introduction, public space program proposed, public space map, areal site plan and elevations. Ms. Bucco explained changes made to the project since last PC meeting. In addition, she introduced color pallets and site details.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020-09718 for renovation of parcel 29-J-70 for demolition of existing structures and new constructions for continued use as Plaza (open space) based on the application filed by Red Swing Group on behalf of URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The stormwater Management Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
2. The final construction plans, including site plans, landscape plans, and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Brown, Askey, Blackwell

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-04557, South Side Works Dog Park

Ms. Kramer made presentation in accordance with the attached staff report.

Ms. Teresa Bucco from AE7 architects presented public space program, site map, existing and proposed site plan, context views, and landscaping plan. Ms. Bucco provided information regarding kiosks design, materials, renderings, and site elements proposed.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for

the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020-04557 for renovation of parcel 29-J- 105 for use as a dog park and café (restaurant and retail, limited) based on the application filed by Red Swing Group on behalf of URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The stormwater Management Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
2. The final construction plans, including site plans, landscape plans, and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Brown, Askey, Blackwell

ABSTAINED:

OPPOSED:

MOTION CARRIED

4. Lawrenceville Inclusionary Housing Zoning Overlay Amendment

Mr. Dash made introduction to the Amendment and some overview of Department work done to date. Mr. Dash explained the need to make The Amendment permanent for Lawrenceville area.

Mr. Corbett provided additional information regarding public process, affordable prices and medium income statistic for the Lawrenceville.

Mr. Dash requested from the commissioners to support positive recommendation to move the Amendment for City Council review.

Chairwoman called for questions and comments from the public.

Ms. Nancy Gipport, Lawrenceville resident, supported the Amendment and proposed to increase the number of affordable units' from 10% to 15%.

Ms. Heather Sage, resident, supported proposal and suggestion to increase units to 15%.

Ms. Deborah Gross, City Council, supported proposal to make the Amendment permanent for Lawrenceville and increase the number of new constructed units for affordable housing.

Representative from Pittsburgh Community PGRG, Mr. Dave Breingan from Lawrenceville United, Ms. Helen Gerhardt from Lawrenceville United, Ms. Niki Hunter and Ms. Beth Reiners from Lawrenceville State Holders supported positive recommendation to make Amendment permanent and increase the number of affordable units.

Lauren Conley from Law Corporation, Megan Conferheman, Alan Lewandowsky, Katie Mcanley from Local Affordable Housing, and Corey Spicci also supported proposal to increase the number of new build affordable units to 15%.

Sarah Hotner, Leah McKown, Sam Spearing from Bloomfield Development Corporation and Jonathan Kline stated in favor of positive recommendation to City Council.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor asked planning staff to clarify change of legislation for the amendment.

Ms. O'Neill questioned some clarification on expansion of current legislation.

Ms. Deitrick requested more details on eligibility, managers training, other amendment criteria's and restrictions.

Ms. Mingo had questions regarding dollar amount compensation, and resale of affordable residence.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of the Zoning Code Amendment to remove the Interim Planning Overlay-6 and to create the Inclusionary Zoning Overlay District (IZ-O) for Lawrenceville in Zoning Code Section 907.04.A. with the following condition;

2nd motion is to recommend to City Council that the following actions be taken City Planning Staff prior to and advised by the HR and A study to investigate and further study:

- accessibility
- resale price for sale housing
- auditing
- and eligibility
- centralized or decentralized or professionalized management
- an increase of 15% or more in lieu of 10 %
- and the changing of certain terms with the legislation to reflect market conditions

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Balckwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Greenfield Avenue Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON April 20, 2021.

MOVED BY: Ms. Askey

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00359, Pittsburgh Hippodrome, lot line revision, Polish Hill

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Pittsburgh Hippodrome Lot Line Revision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00358, 4840 Butler St, minor consolidation, Central Lawrenceville

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

4840 Butler Street Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill
ABSTAINED:
OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00154, 3011 Paulowna, minor subdivision, Polish Hill

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

3011 Paulowna Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April, 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill
ABSTAINED:
OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00217, Freyburg St, minor subdivision, South Side Flats

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Freyburg Street Subdivision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00220, S 11th St, minor subdivision, South Side Flats

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

S 11th Street Subdivision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

11. DCP-LOT-2021-00436, Alpine Ave, minor consolidation, Central Northside

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

246-250 Alpine Avenue Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE**

APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

12. DCP-LOT-2021-00439, 1608 Monterey Street, minor consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Monterey Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

13. DCP-LOT-2021-00453, William St, minor consolidation, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

William Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash informed commissioners regarding latest updates on department projects.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Blackwell. The meeting adjourned at 5:30pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

April 20, 2021 3:35pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Holly Dick
 Fred Brown
 Dina (Free) Blackwell

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Daniel Scheppke
 Kathleen Oldrey
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2021-00044, 921 Penn Avenue, new dwelling units and interior renovations to retail space	2
2. DCP-MPZC-2019-00675, University of Pittsburgh Institutional Master Plan (IMP)	2
3. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield	3
4. DCP-LOT-2021-00299, Boyle Street, minor consolidation, Central Northside	4
5. DCP-LOT-2021-00461, 519 54 th Street, lot line revision, Upper Lawrenceville	4
6. DCP-LOT-2021-00475, 1914 Antietam ,minor consolidation, Morningside	5
7. DCP-LOT-2021-00496, 109 Natches Street, minor subdivision, Mount Washington	5
8. DCP-LOT-2021-00502, Penn Ave, minor consolidation, Strip District	6
9. DCP-LOT-2021-00540, Bellingham Avenue, lot line revision, Banksville	6
10. DCP-LOT-2021-00539, McPherson Blvd, minor consolidation, Point Breeze North	7

A. Approval of Minutes
 No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:
 Lawrenceville Affordable Housing Overlay

- MK Davis
- Ray Czachowski

University of Pittsburgh Institutional Master Plan DCP-MPZC-2019-00675

- Ronald Jaffe

- Kathleen D. Gallagher
- Wanda E Wilson, Executive Director, Oakland Planning and Development
- Janet Squires, President, and Norman J Cleary, Chairman, Schenley Farms Civic Association
- Harry Kunze, Elder and Trustee, Bellefield Presbyterian Church
- Georgia Petropoulos, Executive Director, Oakland Business Improvement District
- Kathleen D. Gallagher, President, Bellefield Area Citizens Association
- Mavis Rainey, Executive Director, Oakland Transportation Management Association

DCP-ZDR-2021-00265FLDPSpeciallyPlanned District –11 Lower Hill

- Marimba Millionses, President and CEO, Hill Community Development Corporation

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-00044, 921 Penn Avenue, New dwelling units and interior renovations to retail space

Mr. Kunak made presentation in accordance with the attached staff report.

Ms. Brandi Davis explained proposed addition to existing structure, presented site plan, elevation plans and new exterior elements designed. Ms. Davis informed commissioners about construction management plan, sustainability report, and summary for community process held.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application DCP-ZDR-2021-00044 filed by Strada LLC on behalf of property owner PMC / 915 PENN AVENUE ASSOCIATES LP, for interior construction of 17 dwelling units and interior fit out of approx. 3,100 GSF retail with the following conditions:

1. The final construction plans, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Dick, Burton-Faulk, Blackwell, Mondor, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-MPZC-2019-00675, University of Pittsburgh Institutional Master Plan (IMP)

Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Michael Kostiew from Reed Smith made introduction to the IMP and asked commissioners to approve positive recommendation. He also presented development crew who will be giving information for different sections on the IMP.

Ms. McGrew explained mission vision goals, university growth 5-10% in next 10 and 25 years.

Ms. Elizabeth Long, architect, presented design guides, historic preservation plans, architectural character and elements, proposed signage and wayfinding details.

Environmental tracking, proposed private and public open space, accessibility and public art were presented also.

Mr. Tim Nuttle explained plans for preservation and replacement site trees and landscape details.

Mr. Nathan Gier from VHB presented infrastructure and mobility, potential surface parking and traffic analysis.

Ms. McGrew informed PC members about sustainability and water management plans.

Ms. Dunmire explained alleviate impact of IMP on Oakland neighborhood and Pitt role in area development.

Chairwoman called for questions and comments from the Public.

Ms. Wanda Wilson from OPDC supported proposed IMP.

Ms. Georgia Petropoulos informed about community process done and supported IMP.

Ms. Melissa McSwing had questions and concerns regarding some aspects of the Plan.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo thanked developers for changes made since last meeting.

Mr. Brown had a question regarding climate change details in a proposed IMP.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of the University of Pittsburgh Institutional Master Plan dated April 2021.

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Mondor, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Greenfield Avenue Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
RECUSED:
OPPOSED:

MOTION CARRIED

4. DCP-LOT-2021-00299, Boyle Street, minor consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Boyle Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
RECUSED:
OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00461, 519 54th Street, lot line revision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

519 54th Street Lot Line Revision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00475, 1914 Antietam ,minor consolidation, Morningside

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

1914 Antietam Street Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00496, 109 Natches Street, minor subdivision, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Natchez Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED**

and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
 RECUSED:
 OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00502, Penn Ave, minor consolidation, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

3213 Penn Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
 RECUSED:
 OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00540, Bellingham Avenue, lot line revision, Banksville

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Bellingham Lot Line Revision, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
 RECUSED:
 OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00539, McPherson Blvd, minor consolidation, Point Breeze North

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the
 Motion.

MOTION:

McPherson Boulevard Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
 RECUSED:
 OPPOSED:

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Mr. Brown and seconded by Ms. Blackwell. The meeting adjourned at 5:40pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

May 4, 2021 2:35pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Fred Brown
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Schepke
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2021-00265 FLDP Specially Planned District- 11 Lower Hill Final Land Development Plan (FLDP) for new construction for a 26 story mixed use tower at the corner of Washington Place and Bedford Avenue.	2
2. DCP-LOT-2021-00658, 153 Carver, minor consolidation, Larimer	5
3. DCP-LOT-2021-00659, 144 Meadow, minor consolidation, Larimer	5
4. DCP-LOT-2021-00595, 1926 Jane Str, minor consolidation, South Side Flats	6
5. DCP-LOT-2021-00601, 4526 Parnell Street, minor consolidation, Hazelwood	6
6. DCP-LOT-2021-00478, Lauder Street, minor consolidation, Lincoln Place	7
7. DCP-LOT-2021-00655, 3107 Brereton , minor subdivision, Polish Hill	7
8. DCP-LOT-2021-00654, Dagmar Avenue, minor consolidation, Beechview	7
9. DCP-LOT-2021-00528, 4750 Liberty Ave, minor consolidation, Bloomfield	8
10. DCP-LOT-2021-00613, 1101 Shady Ave, minor consolidation, Point Breeze	8
11. DCP-LOT-2021-00530, 414 Jacksonia, minor consolidation, Central Northside	9
12. DCP-LOT-2021-00481, Boggs Ave, lot line revision, Mount Washington	9
13. DCP-LOT-2021-00630, Atlantic Avenue, minor consolidation, neighborhood	9
14. DCP-LOT-2021-00522, Railroad Street, major subdivision 1, Strip District	10
15. DCP-LOT-2021-00550, 1615 Smallman Street, major lot line revision 1, Strip District	10
16. DCP-LOT-2021-00660, Matthew Avenue, major consolidation, Knoxville	11

A.

B. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Burton-Faulk, the minutes of the April 6, 2021 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. Dick, the minutes of the April 20, 2021 meeting are approved

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

University of Pittsburgh IMP

- Melisa McSwigan, Director Emeritus, and Brittany Reilly, Board of Directors, Preservation Pittsburgh

DCP-ZDR-2021-00265 FLDP Lower Hill FLDP

- Bomani Hoeze, VP of Development, BPG Real Estate Services
- Phillis Lavelle, President, Schenley Heights Collaborative
- Mary Frances Cooper, President and Director, Carnegie Library of Pittsburgh
- Robert Lawson, Founder/Owner/President, 6 Degrees Consulting
- Roman Lizarraga, President, Tungsten Enterprises
- Paul Ellis, Jr, Founder, August Wilson House
- Darele Porter, Executive Director, Ozanam, Inc
- Saloam Knox, CEO, Credit Power LLC
- Derrik Tillman, CEO and Darnell Dinkins, COO TD Construction Group
- Lisa Dugan, Principal, UpStudio Landscapes
- DeWitt Walton, Program Director, PAPRI
- Curtis Morehead, Superintendent, Emerald Electrical Services, LLC
- Rob Chambers III, owner, RWIV Construction
- Roy Butler Jr, Owner, Butler Landscaping
- Adrian Boyd, Operations Manager, Boyd Roll Off Services
- James Cooper, President, Sterling Contracting LLC
- Richard Witherspoon, CEO, Hill District Federal Credit Union
- Thomas Melcher, Business Manager, Pittsburgh Regional Building Trades Council
- Jeff Nobers, Executive Director, Builders Guild of Western Pennsylvania
- Howard Graves, Principal, Graves Design
- Juan Garrett, Executive Director, Riverside Center for Innovation
- Janai Smith, Managing Director, E holdings
- Thomas Boyer
- Tonya Ford
- Tiffany Kinney
- Tammy DeBruce
- Katherine Colwell
- Marimba Milliones, President and CEO, Hill Community Development Corporation
- Phyliss Ghafoor
- Kimberly Ellis
- PBG and Clay Cove Capital (Open Letter to Historic Hill District Community)
- PBG and Clay Cove Capital (Letter to CCIP Executive Management Committee)

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-00265 FLDP Specially Planned District- 11 Lower Hill

Final Land Development Plan (FLDP) for new construction for a 26 story mixed use tower at the corner of Washington Place and Bedford Avenue.

Ms. Kate Rakus made presentation in accordance with the attached staff report.

Mr. Bill Sittig from Sittig Cortese & Wratcher made project overview and introduced development team. Mr. Sittig informed commissioners about site context and site plan.

Dr. Kimberly Ellis presented information regarding a history of Hill, historic and economic context and underlined the importance of proposed community development.

Mr. Chris Buccini from Buccini/Pollin Group explained community impact from the proposed plan, presented review panel, reinvestment summary and funding to community, and tangible benefits. Mr. Buccini also explained Day one Funding and Ongoing funding strategy.

Mr. Bomani Howze presented video recorded with Hill residents' testimony. Residents supported FLDP and were asking commissioners to approve proposed redevelopment plan to go forward without delay. Mr. Howze presented workforce development including training programs, expanding scholarships, establishing First Source Centre.

Mr. Bomani Howze introduced companies and groups who will participate in project investment.

Ms. Ackah from Clay Cove Capital explained small business opportunities and investment in people goal.

Mr. Ackah presented community Collaboration Implementation Plan, summary of past engagement, community meetings and events held since 2019.

Ms. Peter Stubb from Gensler provided project information and design, existing site plan and photos, site planning, and conceptual Master Plan, site topography, building elevations and renderings, materiality, and sustainability approach.

Ms. Cindy Jampole from Trans Associates Engineering explained traffic study, intersectional analysis, and proposed transportation traffic improvement program.

Ms. Lisa Dugan from UpStudio Landscapes provided information about landscaping plans, planting trees, accessibility and pathways proposed.

Ms. Lakeisha Byrd from Communion TM informed commissioners activation and programming network plans, art work and cultural legacy proposed.

Dr. Ellis added some information about Freedom Corner, public art place plans.

Chairwoman called for questions and comments from the public.

Ms. Tracey McCants Lewis from EMC stated with development support.

Ms. Hemerson supported FLDP and asked PC members to move it forward.

Ms. Janai Smith, Managing Director from E holdings stated in support of FLDP.

Mr. Paul Ellis thanked commissioners for detailed attention to proposed plans and stated in support of development.

Ms. Phylliss Ghafoor informed that she was involved in a project discussion since 2006 and has issues left unsolved.

Ms. Turner, Public Safety Council representative, provided letter of project support.

Ms. Holly Douglas from Housing Technology supported proposed tower and underlined the passion of people involved in a project.

Ms. Brondon supported the proposal that can be beneficial for people and businesses.

Ms. Crichtine Turavich supported ten-year long proposal.

Mr. Curtis Morehead from Emerald Electrical Services, LLC thanked for continued education opportunity.

Dr. Bill S. pastor from the neighborhood church provided some history facts of Lower Hill area and church, and supported wonderful opportunities that could be provided by this development.

Ms. Marimba Milliones from Hill Community Development Corporation asked for conditional project approval.

Ms. Williams stated that she is not agree with a project.

Ms. Tay , resident, asked commissioners to move a project.

Ms. Don Manew asked commissioners to move a project with no delay.

Mr. Daniel Romanious from CMU had concerns and no project support.

Ms. Aby Bankson , engineer, had concerns.

Council R. Daniel Lavelle thanked development crew, stated that he believes in a project and asked PC members to approve it today.

Dr. Kimberly Ellis as a Hill resident asked to support FLDP today.

Chairwoman called for questions and comments from the commissioners.

Ms. Mingo asked Planning staff to read the conditions on the Planning Commission approval of the Preliminary Land Development Plan from 2014 related to the Community Collaboration and Implementation Plan (CCIP).

Ms. Mingo also asked developers to clarify some design elements, including what the edge condition of this development will be until the adjacent sites are developed.

Ms. Mingo specified her concerns for proposed project, including interim conditions and pedestrian safety across Washington Boulevard, and was trying to understand how this project complies with the Preliminary Land Development Plan, and whether the staff proposed conditions would address the Commission's issues raised today.

Mr. Layman stated that the standard Planning Commission condition regarding final review of construction drawings will include consideration of the Commission's concerns.

Mr. Brown stated that he appreciated the human centered design framework, place making, honoring history, detail for community regeneration and sustainability.

Mr. Brown raised six specific questions that he wants be addressed, does not need to be today, can go to staff.

1. 12 year commitment vs 70 years of disinvestment in the Hill, what the bridge after 12 years for ongoing needs?
2. What is the building's carbon footprint of existing building footprint against proposed tree canopy, that would mitigate the risk relative to toxic exposure due to carbon?
 - 2b. What is alignment with Walter Hood's work?
3. Stormwater Management, more clarity around project percentages regarding mitigating stormwater, including whether cisterns and bioswales would be included.
4. Clarify whether this project is meeting LEED Gold or Silver.
5. Urban heat island effect and how the current tree canopy or proposed construction seeks to mitigate that.
6. Activation of programing and community connections, not clear how the ongoing outreach effects will address social, cultural and recreational needs as expressed by the community

Mr. Brown asked for more clarity on what is the issue with full community support.

Ms. Mondor asked for further clarification on what has been signed with the community and the difference between the documents.

Mr. Sittig respond regarding the CCIP and the Term sheet.

Mr. Brown stated that his concern is regarding what is the hold up, and the community is close to sealing the deal, the Commission needs to know what is feasible or not, realizing that this is a moral commitment to community interest. He has concerns regarding the experts that he respects, and they had targeted and specific issues, not sure where the crossover is, trying to understand before taking action.

Mr. Sittig responded generally about things that are doable but not related to this specific project. He restated what Councilman Lavelle stated regarding the "unlocking" on this project. Not everything can be accomplished with one project.

Ms. Mondor asked for clarity on the role of the Executive Management Committee and how it relates to Planning Commission and if they take a vote before a project comes through.

Ms. Mondor suggested that all additional applications for Lower Hill would be reported to Planning Commission for future conversations. Ms. Mondor said that when projects come to Planning Commission she has four areas of accountability: Striving and creativity; projects that have presence for the Hill District; meaningful opportunity; projects where residents of the Hill District have agency; and projects that have protection from displacement. Applicant need to up the game on the public realm work, it is on the way but needs to be aware of Lower Hill presence, ensure it feels like a resident would feel comfortable there.

Mr. Brown asked about the value of the Development Review Process (DRP) and asked for clarity if a project didn't meet that score.

Mr. Howze responding regarding the DRP process and the MBE process.

Mr. Brown restated that the human centered design and commitment to regenerative framework is positive. The Hill was devastated by urban renewal and so he is sensitive to development there. He finds the project to be very comprehensive, supportive, thought provoking and engaging but when other professionals raise questions of concerns regarding quantitative and qualitative analysis. He understands what the sticking point is now, and he is now clear and needs to be transparent, needs to hear all of the information.

Ms. Mondor stated that the applicant will continue to have community conversations.

Dr. Ellis added a few details including the ages of the Hill District Master Plan and the CCIP. We need to respect everyone in the community, not just the people on the DRP panel. Last time she was before the Commission, she was protesting. She has to acknowledge what has happened in the neighborhood. She did speak publicly at a community meeting that there is misinformation in the community. There is a philosophical divide, should the Hill residents and/or the Hill CDC have ownership in development projects that have public subsidy? Atlanta examples was transformative without direct ownership, was successful because of affirmative action policy and breaking down contracts.

Ms. Blackwell hoped that in the future residents are made aware of the Planning Commission's role. There is a misconnect here, the developer believes that the community is in agreement. She is not comfortable voting, with so many people stating that there concerns, the Commission needs to vote on technical issues but there is a moral obligation to the Community. She needs a review of the conditions that the Commission is voting on. She hopes this helps address the Commission's concerns.

Ms. Mondor outlined the proposed conditions.

Ms. Mondor suggested adding a condition to a proposed Motion.

Ms. Dick suggested that progress towards a working consensus should be added to the motion.

Ms. Burton-Falk said she was ready to make a motion but stated Councilman Lavelle is committed to the neighborhood we need to be careful about the word consensus.

Ms. Burton-Faulk proposed to approve a Motion with one more condition.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Final Land Development Plan DCP-ZDR-2021-00265 for new construction of a 26 story mixed-use office

tower on parcel 2-C-401 based on the application filed by Gensler Architects on behalf of the Sports and Exhibition Authority, the property owners, with the following conditions:

1. The Stormwater Management Plan shall be approved prior to issuing the Record of Zoning Approval;
2. The updated Transportation Impact Study for the entire SP-11 and the Transportation Impact Study for the scope of this application shall be approved prior to issuing the Record of Zoning Approval;
3. The final construction plans, including site plans, landscape plans, and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.
4. The Right of Way dedication required to meet the frontage requirements and maximum setback shall be approved by City Council prior to issuance of the final Certificate of Occupancy.
5. An amendment to the Preliminary Land Development Plan that addresses the removal of Wylie and any other proposed changes to the master plan shall be approved prior to or at the same time as the next Final Land Development Plan for SP-11, and is required within 2 years for commencement of the open space on Block F.
6. Each application be accompanied by a dashboard reporting back on the terms that have been agreed to date and also reporting on any additional progress on other terms that have been discussed between the community and the development team.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2021-00658, 153 Carver, minor consolidation, Larimer

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

153 Carver Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-LOT-2021-00659, 144 Meadow, minor consolidation, Larimer

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

144 Meadow Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:

MOTION CARRIED

4. DCP-LOT-2021-00595, 1926 Jane Str, minor consolidation, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1926 Jane Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-00601, 4526 Parnell Street, minor consolidation, Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Parnell Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and**

the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:
 MOTION CARRIED

6. DCP-LOT-2021-00478, Lauder Street, minor consolidation, Lincoln Place

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Lauder Street Consolidation, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00655, 3107 Brereton , minor subdivision, Polish Hill

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

3107 Brereton Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00654, Dagmar Avenue, minor consolidation, Beechview

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Dagmar Avenue Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00528, 4750 Liberty Ave, minor consolidation, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

4750 Liberty Avenue, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00613, 1101 Shady Ave, minor consolidation, Point Breeze

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1101 Shady Avenue Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

11. DCP-LOT-2021-00530, 414 Jacksonia, minor consolidation, Central Northside

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

414 Jacksonia Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 5, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

12. DCP-LOT-2021-00481, Boggs Ave, lot line revision, Mount Washington

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Boggs Avenue Lot Line Revision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

13. DCP-LOT-2021-00630, Atlantic Avenue, minor consolidation, neighborhood

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Atlantic Avenue Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:

MOTION CARRIED

14. DCP-LOT-2021-00522, Railroad Street, major subdivision 1, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Railroad Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 18, 2021.**

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
RECUSED:
OPPOSED:

MOTION CARRIED

15. DCP-LOT-2021-00550, 1615 Smallman Street, major lot line revision 1, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1615 Smallman Street Lot Line Revision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 18, 2021.**

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell
 IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

16. DCP-LOT-2021-00660, Matthew Avenue, major consolidation, Knoxville

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Matthews Avenue Consolidation, 30th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 18, 2021.**

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Askey, Dick, Burton-Faulk, Blackwell, Mondor, Brown,
 RECUSED:
 OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Mr. Brown. The meeting adjourned at 8:20pm

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

May 18, 2021 2:00pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Kevin Kunak
 Derek Dauphin

Index

Item	Page Number
1. DCP-ZDR-2021-02021, 429 4 th Avenue Exterior Renovation	2
2. DCP-ZDR-2020-13554, 3420 Fifth Avenue Exterior Renovation	2
3. DCP-MPZC-2021-00368, Banksville Road Zone Change Petition for split-zoned parcel to change the P(Parks) portion to NDI (Neighborhood Industrial)	3
4. DCP-LOT-2021-00707, 44 th Street, major subdivision, Central Lawrenceville	3
5. DCP-LOT-2021-00522, Railroad Street, major subdivision 2, Strip District	4
6. DCP-LOT-2021-00550, 1615 Smallman Street, major lot line revision, Strip District	4
7. DCP-LOT-2021-00660, Matthews Street, major consolidation, Knoxville	5
8. DCP-LOT-2021-01222, Rush Street, minor subdivision, Manchester	5
9. DCP-LOT-2021-00686, 18 th Street, minor subdivision, South Side Slops	6
10. DCP-LOT-2021-00717, Federal Street, minor consolidation, North Shore	6
11. DCP-LOT-2021-00727, Sherman Ave, minor consolidation, Central Northside	7

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-00265 Lower Hill FLDP

- Brenda Tate

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action

1. DCP-ZDR-2021-02021, 429 4th Avenue
Exterior Renovation.

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Jeffrey Davis from Forty Eighty Architects presented site location, aerial view, elevation plans, new windows layout, manufacture, and color palette.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan DCP-ZDR-2021-02021 to replace windows on the building's second floor at 429 4th Avenue based on the application filed by 40/80 Architecture on behalf of LAW & FINANCE LP, the property owners.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-13554, 3420 Fifth Avenue
Exterior renovation.

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Bill Szymczak presented project scope, photos of existing site condition, site plans, existing and proposed elevation, proposed restoration, and design renderings.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked the applicant about the intention to continue the current buildings use or use change.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application DCP-ZDR-2020-13554 filed by MacLachlan Cornelius & Filoni on behalf of property owners

PRESBYTERIAN UNIVERSITY HOSPITAL & CHILDRENS HOSPITAL OF PITTSBURGH, for exterior repairs and alterations, including façade restoration, roof replacement, elevator upgrades, and off-street surface parking resurfacing and restriping with the following conditions:

1. The final construction plans, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-MPZC-2021-00368, Banksville Road
Zone Change Petition for split-zoned parcel to change the P (Parks) portion to NDI (Neighborhood Industrial)

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Jonathan Kamin from Goldberg, Kamin & Garvin, LLP informed commissioners about proposed parcel rezone, presented map, existing topographical condition, and rationale for rezoning. Mr. Kamin also explained situation with the advertising sign relocation.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council the Zone Change Petition DCP-MPZC-2021-00368 for a portion of parcel currently split-zoned Parks (P) and Neighborhood Industrial (NDI) to become Neighborhood Industrial (NDI), as filed by Ryan Wotus of Goldberg, Kamin & Garvin, LLP on behalf of the property owner, BRPD-O LLC.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00707, 44th Street, major subdivision, Central Lawrenceville

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

44th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 1, 2021.**

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00522, Railroad Street, major subdivision 2, Strip District

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Railroad Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00550, 1615 Smallman Street, major lot line revision, Strip District

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1615 Smallman Street Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill
 ABSTAINED:
 OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00660, Matthews Street, major consolidation, Knoxville

Mr. Layman made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Matthews Avenue Consolidation, 30th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill
 ABSTAINED:
 OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-01222, Rush Street, minor subdivision, Manchester

Mr. Layman made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1422 Rush Street, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Deitrick, Mondor, Askey, Blackwell, O'Neill

RECUSED: Burton-Faulk

ABSTAINED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00686, 18th Street, minor subdivision, South Side Slops

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

S 18th Street, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00717, Federal Street, minor consolidation, North Shore

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Federal Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

11. DCP-LOT-2021-00727, Sherman Ave, minor consolidation, Central Northside

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Sherman Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash and Mr. Dauphin informed to commissioners updates on status and progress of current Planning Department projects that are available also on line.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Detrick. The meeting adjourned at 3:10pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

June 1, 2021 2pm, Meeting called to order by Secretary Becky Mingo.

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill
 Fred Brown

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Sarah Quinn
 Daniel Scheppke

Index

Item	Page Number
1. DCP-ZDR-2021-03743, 200 Technology Drive, High wall Sign	3
2. DCP-MPZC-2019-00470, IMP and Zone Change Petition for Duquesne University	3
3. DCP-HN-2021-00163, 6112 Penn Avenue, Historic Nomination	4
4. DCP-LOT-2021-00707, 44 th Street, major subdivision, meeting 2, Central Lawrenceville	5
5. DCP-LOT-2021-00727, 1313 Sherman Avenue, minor consolidation, Central Northside	5
6. DCP-LOT-2021-00797, FNB Tower Subdivision, major subdivision, meeting 1, Central Business District	6

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the May 4, 2021 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. O'Neill, the minutes of the May 18, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Emerald View Park Master Plan

- Pat Gianella

DCP-HN-2021-00163 6112 Penn Ave Historic Nomination

- Reese McArdle
- Keith Knueven
- Mary Barenfeld
- From Preservation Pittsburgh
 - 55 Voluntarily submitted comments via pittsburghmoderncommittee.org
- From Preservation Pittsburgh (as sent to Historic Review Commission)
 - Mike Staresinic
 - Pamela Bier Nakajima
 - Steven Mosites Jr
 - Andrew Moore
 - Deirdre Crowley
 - Chris Zurawsky
 - Shelley Parkerson
 - Ian Price
 - Bettina Bustos
 - Adam Nye
 - Lauren Sufrin
 - Gabe DeFelippis
 - Kai Gutschow
 - Mary Michael Tribone
 - Jesse Descutner
 - Michael Babin
 - Lisa Suguin
 - Joshua Jordan
 - Elaine Gelb MD
 - Jane Addams
 - Mathew Schmidt
 - Ashley McNelis
 - Sarah Rafson
 - Rich Beckermeyer
 - Chuck Alcorn
- Authors of the *Imagining the Modern: Architecture and Urbanism of the Pittsburgh Renaissance*
 - Rami el Samahy
 - Chris Grimley
 - Michael Kubo
- Justin Greenwalt
- East Liberty Valley Historical Society
- Preservation Pennsylvania
- East Liberty Quarter Chamber of Commerce
- Martin Aurand
- Skip Schwab
- East Liberty Development, Inc.
- Sallyann Kluz (new)
- Joshua Jordan (new)

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-03743, 200 Technology Drive

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Jack Harnick presented site location, design of existing and proposed sign, and elevation drawings.

There being no comments from the Public, the Secretary Mingo called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Secretary Mingo called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-

03743 for a new high wall sign, based on the application filed by Accel Sign Group on behalf of HYPERION TELECOMMUNICATIONS OF PENNSYLVANIA INC, the property owners.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Deitrick, Brown, Askey, Blackwell

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

2. DCP-MPZC-2019-00470, Institutional Master Plan and Zone Change Petition for Duquesne University

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Rod Robish from Duquesne University provided some history of Duquesne University, explained site location, public engagement in proposed IMP, future site reuse for a new College of Osteopathic School and associated opportunities. Mr. Robish explained 10 years development details.

Ms. Lisa Dugan provided information regarding open space guidelines.

Ms. Maria Kyriasoapos from WTW presented landscape character diagram, public art opportunities, accessibility improvement plan, pedestrian circulation and bridges to campus, renderings for public green space.

Mr. Scott Richards explained dining amenities available to public.

Mr. Robish added information about Forbes Avenue experience, street lightings, and proposed next steps to public wayfinding.

Ms. Cundy Jampole provided strategies and transportation goals, bus routes analysis, pedestrian path map, proposed new bike repair station.

Mr. David Chismar explained energy and sustainability goals.

Mr. Robish informed neighborhood engagement strategy.

There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

Ms. O'Neill had design concerns regarding Forbes Avenue development plans.

Ms. Askey agreed with Ms. O'Neill concerns.

Ms. O'Neill suggested to limit development footprint or developers can be back to PC

and present proposed plans in a future for this area.

Ms. Deitrick agreed to add a condition regarding Forbes Avenue side development that will allow to provide a density relief.

Ms. Mingo had same concern about design of future Forbes Ave buildings.

Ms. O'Neill proposed to support a proposed Motion with a condition.

There being no more comments from the Commissioners, the Secretary Mingo called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of Zone Change Petition DCP-MPZC-2019-00470 to rezone one parcel associated with the Duquesne University Campus from Uptown Public Realm, Subdistrict A (UPR-A) to Educational Medical Institution (EMI) and Recommends Approval to City Council the Institutional Master Plan for Duquesne University dated April 2021 with the following condition:

1. Continue working with Department of City Planning staff to refine the treatment along Forbes Avenue for the Res-Life Building

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, O'Neill

ABSTAINED: Brown

OPPOSED:

MOTION CARRIED

3. DCP-HN-2021-00163 – 612 Penn Avenue

Ms. Quinn made presentation in accordance with the attached staff report.

Ms. Briffany Reilly from Pittsburgh Modern Committee presented aerial view, photos of contextual area of subject building; site views photos, explained commissioners rhythmic building form, details and structure materials, nomination criteria. Ms. Reilly also pointed on the uniqueness of structure and conceptual reuse proposal. In addition, Ms. Reilly reported about community support for nomination.

Secretary Mingo called for questions and comments from the Public.

Mr. Alex Lacey, attorney for opposing party, introduced experts to support the opposition testimony.

Mr. Jared Wallace on behalf of the Citizen Bank presented recent site photos, proposed renderings and explained the reasons to choose for structure demolition, not rehabilitation.

Mr. Jerald Morosco, architect, explained his professional experience in historical buildings preservation and his view of structure architectural design. Mr. Morosco explained details of report provided to support proposal not to renovate a structure.

Mr. Rob Pfaffman, architect, suggested to send nomination back for additional review both plans.

Mr. Justin Greenawalt, architect, stated why a subject building has a good design that responds to environment, and supported proposal to save it.

Mr. Jack Nelson, resident, explained his position regarding building rehabilitation and supported structure reuse.

Ms. Melissa Miller supported a proposal to reuse a structure.

There being no more comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

Ms. Mingo agreed with Director Dash clarification regarding PC recommendation for Historic Nomination applications.

Ms. O'Neill also pointed that commissioners are focusing on HRC decision.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of 6112 Penn Avenue, DCP-HN-2021-00163 for listing as a City-designated historic site.

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown
ABSTAINED: O'Neill
OPPOSED:
MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00707, 44th Street, major subdivision, meeting 2, Central Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Secretary Mingo called for the Motion.

MOTION:

44th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
ABSTAINED:
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-00727, 1313 Sherman Avenue, minor consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Secretary Mingo called for the Motion.

MOTION:

Sherman Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 1, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
 ABSTAINED:
 OPPOSED:
MOTION CARRIED

6. DCP-LOT-2021-00797, FNB Tower Subdivision, major subdivision, meeting 1, Central Business District

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Secretary Mingo called for the Motion.

MOTION:

FNB Tower, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 1, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 15, 2021.**

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick
 IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
 ABSTAINED:
 OPPOSED:
MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Askey and seconded by Ms. Burton-Faulk. The meeting adjourned at 5:40pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

June 29, 2021 2:00pm Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Secretary, Becky Mingo

Rachel O'Neill
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Schepke
 Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2020-10824 – 1001 Liberty Ave New High Wall Sign	2
2. DCP-ZDR-2020-13024 – 2613 S Water Street New Multi-Unit Residential Structure	3
3. DCP-MPZC-2019-00584 – 616 N. Highland Avenue Pittsburgh Theological Seminary New Institutional Master Plan	4
4. DCP-LOT-2021-00866, Pius X, Major Subdivision 1, Brookline	4
5. DCP-LOT-2021-00924, Western Ave, Major Subdivision 1, Manchester	5
6. DCP-LOT-2021-00840, 5711 Forward Ave, Major Lot Line Revision 1, Squirrel Hill South	5
7. DCP-LOT-2021-00096, 410 N Aiken, Minor Subdivision, Garfield	5
8. DCP-LOT-2021-00928, 402 N Graham, Minor Consolidation, Garfield	6
9. DCP-LOT-2021-00910, 105 Shadyhill Road, Minor Subdivision, Westwood	6
10. DCP-LOT-2021-00835, Becks Run Road, Major Subdivision 2, Arlington	6

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. O'Neill, the minutes of the June1, 2021 meeting are approved.

On motion moved by Ms. Mingo and seconded by Ms. O'Neill, the minutes of the June15, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00584 Pittsburgh Theological Seminary IMP

- Mark Child and Joanna Tamburino
- Cynthia O'Toole
- Lucy Montelone
- Christopher Jordan-Squire
- Marie Cosgrove-Davies
- Debi Arnett & Jim Acrie
- Andrea Mudd
- Amy Rockwood
- Giuseppe Scalamogna
- Elizabeth Urbaitis
- John Burgess

DCP-ZDR-2020-13024 – 2613 S Water Street

- Jon Lowrey
- Barbara Rudiak, President, South Side Community Council

Stormwater Zoning Code Amendment

- Gerald A Staal

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-10824 – 1001 Liberty Ave New High Wall Sign

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Bill Kollano from Kolano Design presented site information, map, sign design, day and night renderings. Mr. Kolano also explained comparatives with other high wall signs already installed in the area.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-10824 based on the application filed by Kolano Design on behalf of SPUS8 LIBERTY CENTER LP, the property owners, with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Mondor, Blackwell

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-13024 – 2613 S Water Street New Multi-Unit Residential Structure

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Andrew Donchez made introduction to the proposal.

Mr. Travis Kleidier presented site location, site plans, contextual neighborhood photos and photos of future vision.

Ms. Lisa Dugan explained overall plan, landscape planning and images of three site levels, renderings for Three Rivers Heritage Trail.

Mr. Travis introduced PLDP design guidelines and minor amendments to the original PLDP. MR. Travis also presented proposed parking façade screening, pedestrian views, night building view, construction management plan, sustainability and storm water management plans summary.

Ms. Dana Klain explained accessibility plans.

Ms. Cindy Jampole reported transportation study, intersection study, bike routes, and recommended transportation management plan.

Chairwoman called for questions and comments from the Public.

Representative from Pittsburgh Public Transit stated with concerns parking on site.

Ms. Barbara Rudiak from South Side Community Council stated with letter community support of the proposal.

There being no more comments from the Public, the Chairwomen called for questions and comments from the Commissioners.

Ms. Mingo asked planning staff if there are more details for additional future site development.

Ms. Mingo also asked developers for some clarification on a façade design.

Ms. Mondor had comments on some aspects of project improvement.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan and associated minor amendment to the Project Land Development Plan, DCP-ZDR-2020-13024, for new construction of a multi-unit residential building based on the application filed by Desmove Architects on behalf of the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and 2.
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
3. The Transportation Impact Study shall be approved prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Blackwell, Mondor

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

3. DCP-MPZC-2019-00584 – 616 N. Highland Avenue Pittsburgh Theological Seminary New Institutional Master Plan

Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Thomas Hinds presented information regard Pittsburgh Theological Seminary IMP, Proposed campus Master Plan, phases of implementation.

Mr. Dengen made presentation of completed PTS campus perspective, Development diagram, design precedents, transportation and parking study and recommendation, landscaping plans, storm water management plan, and sustainable design.
Mr. Hinds informed community process summary.

Ms. Mondor called for questions and comments from the Public.

Ms. Putnam Lara Elizabeth, campus neighbor, stated in support of the proposal.

There being no more comments from the Public, the Chairwomen called for questions and comments from the Commissioners.

Ms. Mingo had concerns regarding new building height and site entrances.
Ms. Mondor also had concerns regarding public space, site entrances, asked for more clarity on the urban design, majority of IMP is acceptable, but one piece needs more work.

Ms. O'Neill suggested continuing hearing with the following commission meeting where changes to this item could be presented.

On motion moved by Ms. Blackwell and seconded by Ms. O'Neill motion to continue was approved.

D. Plan of Lots

4. DCP-LOT-2021-00866, Pius X, Major Subdivision 1, Brookline

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Pius X Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 13, 2021.**

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-00924, Western Ave, Major Subdivision 1, Manchester

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

Western Avenue Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received
by the Planning Commission on June 29, 2021, **BE PRELIMINARILY APPROVED AND
SCHEDULED FOR FINAL REVIEW ON July 13, 2021.**

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

6. DCP-LOT-2021-00840, 5711 Forward Ave, Major Lot Line Revision 1, Squirrel Hill South

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

5711 Forward Avenue, 14th Ward, City of Pittsburgh, County of Allegheny, received by the
Planning Commission on June 29, 2021, **BE PRELIMINARILY APPROVED AND
SCHEDULED FOR FINAL REVIEW ON July 13, 2021.**

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

7. DCP-LOT-2021-00096, 410 N Aiken, Minor Subdivision, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

410 N Aiken Avenue Subdivision, 11th Ward, City of Pittsburgh, County of
Allegheny, received by the Planning Commission on June 29, 2021, **BE APPROVED and the
signatures of the proper officers of the Planning Commission be affixed thereto.** (No
improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill

OPPOSED:
MOTION CARRIED

8. DCP-LOT-2021-00928, 402 N Graham, Minor Consolidation, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

402 N Graham Street Consolidation, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

9. DCP-LOT-2021-00910, 105 Shadyhill Road, Minor Subdivision, Westwood

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

105 Shadyhill Road Subdivision, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

10. DCP-LOT-2021-00835, Becks Run Road, Major Subdivision 2, Arlington

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
Motion.

MOTION:

Becks Run Road Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the**

proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

E. Director's Report
No report.

F. Adjournment
Motion to adjourn made by Ms. O'Neill and seconded by Ms. Blackwell. The meeting adjourned at 5:14pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

June 15, 2021 3:10pm. Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Daniel Schepke
 Kevin Kunak
 Martina Battistone

Index

Item	Page Number
1. DCP-ZDR-2021-04099, 600 Penn Avenue Exterior renovation replacement doors for Heinz Hall	2
2. DCP-LOT-2021-00797, FNB Tower subdivision, major subdivision, meeting 2, Central Business District	2
3. DCP-LOT-2021-00802, Eden Way, minor subdivision, Central Lawrenceville	3
4. DCP-LOT-2021-00803, Provost Road, minor consolidation, Overbrook	3
5. DCP-LOT-2021-00072, 54 th St, minor subdivision, Upper Lawrenceville	4
6. DCP-LOT-2021-00813, Armohill Ave, minor consolidation, New Homestead	4
7. DCP-LOT-2021-00834, Spring Street, minor consolidation, Arlington	4
8. DCP-LOT-2021-00835, Becks Run Road, major subdivision, meeting 1, Arlington	5

A. Approval of Minutes

On motion moved by Ms. Blackwell and seconded by Ms. Dick, the minutes of the June 1, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021 600 Penn Avenue

- From Pittsburgh Symphony Orchestra, correspondence from neighboring businesses
 - Pittsburgh Police Zone 2 Substation, 604 Liberty Avenue
 - Highwoods Properties / EQT Plaza, 625 Liberty Avenue
 - Gaucho Parrilla Argentina, 146 Sixth Avenue
 - 711 Store #36143, 601 Penn Avenue

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-04099, 600 Penn Avenue
Exterior renovation replacement doors for Heinz Hall

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Alan Hohlfelder, project architect, presented site location, site plan and elevation drawings, photos of building façade before renovation, and doors design.

Mr. Hohfelder also informed about Downtown Development Activities Meeting held for proposed project that received proposal support.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-04099 filed by MCF Architecture on behalf of property owners PITTSBURGH SYMPHONY INC, for exterior repairs and alterations, including replacement of the sidewalk storefront entrances. with the following conditions:

1. The final construction plans, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2021-00797, FNB Tower subdivision, major subdivision, meeting 2, Central Business District

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

FNB Towner Subdivision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo
ABSTAINED: O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

3. DCP-LOT-2021-00802, Eden Way, minor subdivision, Central Lawrenceville

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Eden Way Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo
ABSTAINED: O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

4. DCP-LOT-2021-00803, Provost Road, minor consolidation, Overbrook

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Provost Road Consolidation, 32nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 4, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo
ABSTAINED: O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00072, 54th St, minor subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

54th Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo

ABSTAINED: O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00813, Armorrhill Ave, minor consolidation, New Homestead

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Armorrhill Avenue Consolidation, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo

ABSTAINED: O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00834, Spring Street, minor consolidation, Arlington

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Spring Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo

ABSTAINED: O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00835, Becks Run Road, major subdivision, meeting 1, Arlington

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Becks Run Road Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 29, 2021.**

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Burton-Faulk, Blackwell, Deitrick, Mingo, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash and Martina Battistone reported the following:

Planning staff and PWSA are leading a process to update City Ordinance and create a unified City Storm water Management Code. Mr. Dash and Ms. Battistone explained project timeline and phases, project objectives, stakeholders' engagement and potential improvements. All information for public could be found on City of Pittsburgh Web site.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Ms. Dick. The meeting adjourned at 4:15pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

July 13, 2021 2:30pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Marti Battiston
Daniel Scheppke

Index

Item	Page Number
1. DCP-ZDR-2021-06780 , 20Stanwix Street New High Wall Signs Central Business District Neighborhood	2
2. Stormwater Code Updates- Zoning Code Text Amendment	3
3. DCP-LOT-2021-00866, Pius X Subdivision, Major Subdivision 2, Brookline	3
4. DCP-LOT-2021-00924, Western Avenue, Major Consolidation 2, Manchester	4
5. DCP-LOT-2021-00840, 5711 Forward Avenue, Major Lot Line Revision 2, Squirrel Hill South	4
6. DCP-LOT-2021-00941, 2246 Brownsville Road, Lot Line Revision, Carrick	5
7. DCP-LOT-2021-00227, Cassatt Street, Lot Line Revision, Crawford-Roberts	5
8. DCP-LOT-2021-00228, Devilliers Street, Minor Subdivision, Middle Hill	6
9. DCP-LOT-2021-00991, 1104 Pocono, Minor Consolidation, Swisshelm Park	6
10. DCP-LOT-2021-01007, 335 Main Street, Minor Consolidation, Central Lawrenceville	7
11. DCP-LOT-2021-01008, 1039 Arlington Avenue, Minor Consolidation, Allentown	7

A. Approval of Minutes

On motion moved by Ms. Blackwell and seconded by Ms. O'Neill, the minutes of the June 29, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00584 Pittsburgh Theological Seminary IMP

- Stephanie Walsh, President, Highland Park Community Council

DCP-ZDR-2019-00563 3112 Smallman Street

- Chris Watts, Strip District Neighbors
- Ryan Indovina

DCP-ZDR-2021-06286 3401 Bates Street

- Camille Kukor
- Kathleen Radock, Oakland Planning and Development Corporation

Stormwater Code Zoning Text Change

- Marek Biernat
- Gerald Steale
- David Ho
- Raymond Tristano

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-06780 , 20Stanwix Street New High Wall Signs Central Business District Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Bill Kolano from Kolano Design presented site information and sign design.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-06780 for two high wall signs based on the application filed by Kolano Design on behalf of G&I VIII MJW 20 STANWIX LLC, the property owner.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED: O'Neill

OPPOSED:

ABSTAINED;

MOTION CARRIED

2. Stormwater Code Updates- Zoning Code Text Amendment

Ms. Battistone made presentation in accordance with the attached staff report.

The Chairwoman called for questions and comments from the Public.

Ms. Rebecca Elhassid, 1956 Beechwood Ave resident had concerns how amendment will affect her area and whom to contact with questions.

Mr. Gorden Davinson had questions regarding some amendment technical elements.

Mr. John Steven had public safety and health concerns and thanked for good job done.

Mr. Hoffman, Linden Avenue resident, opposed the amendment because he thinks that it be a negative change.

Ms. Emma Pitkins had concern about vacant lot next to her property.

Ms. Karen stated that she did not understand how this change will help people to design their landscape.

Mr. Scalimonia stated about his sewage problems in his neighborhood and hopeful for good future changes.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor informed that there are more questions and concerns coming from public those developers need to answer. Commissioners want to be sure that all coming questions will be caught and answered. Ms. Mondor encourage joint efforts to communicate with public, and all resources and educational materials should be available on website.

Ms. Mingo thanked planning staff for great job and had a question about Linden Avenue proposal.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on the Stormwater Management Zoning Amendments.

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2021-00866, Pius X Subdivision, Major Subdivision 2, Brookline

Mr. Scheppeke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Pius X Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

4. DCP-LOT-2021-00924, Western Avenue, Major Consolidation 2, Manchester

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Western Avenue Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Mondor

RECUSED:

OPPOSED:

ABSTAINED; Burton-Faulk

MOTION CARRIED

5. DCP-LOT-2021-00840, 5711 Forward Avenue, Major Lot Line Revision 2, Squirrel Hill South

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

5711 Forward Avenue Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE APPROVED and

the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

6. DCP-LOT-2021-00941, 2246 Brownsville Road, Lot Line Revision, Carrick

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 2246 Brownsville Road Lot Line Revision, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

7. DCP-LOT-2021-00227, Cassatt Street, Lot Line Revision, Crawford-Roberts

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 Cassatt Street Lot Line Revision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

8. DCP-LOT-2021-00228, Devilliers Street, Minor Subdivision, Middle Hill

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 Devilliers Street Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

9. DCP-LOT-2021-00991, 1104 Pocono, Minor Consolidation, Swisshelm Park

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
 1104 Pocono Street Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

10. DCP-LOT-2021-01007, 335 Main Street, Minor Consolidation, Central Lawrenceville

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

335 Main Street Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

11. DCP-LOT-2021-01008, 1039 Arlington Avenue, Minor Consolidation, Allentown

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1039 Arlington Avenue Consolidation, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill
 IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Dick. The meeting adjourned at 5:30pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

July 27, 2021 2:00pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Kevin Kunak
 Daniel Schepke

Index

Item	Page Number
1. DCP-ZDR-2021-04751 – 4339 Lytle Street New construction for Mill 19 Phase C Hazelwood Neighborhood	2
2. DCP-ZDR-2021-05546 – 100 Tech Street Demolition, renovation, and new construction for health, wellness, and athletic center, Skibo Hall Squirrel Hill North Neighborhood	2
3. DCP-ZDR-2019-00563 – 3112 Smallman Street New construction for a multi-unit residential building. Strip District Neighborhood	3
4. DCP-ZDR-2021-06286 – 3401 Bates Street Demolition of multiple properties in the Oakland Public Realm Central Oakland Neighborhood	4
5. DCP-MPZC-2019-00584 – 616 N. Highland Avenue Pittsburgh Theological Seminary New Institutional Master Plan	5
6. DCP-LOT-2021-00226, Cliff Street, Minor Consolidation, Crawford Roberts	5
7. DCP-LOT-2021-00825, Dornbush Street, Minor Consolidation, East Hills	6
8. DCP-LOT-2021-01056, Garfield Highlands 1, Minor Consolidation, Garfield	6
9. DCP-LOT-2021-01057, Garfield Highlands 2, Minor Subdivision, Garfield	7
10. DCP-LOT-2021-01055, Garfield Highlands 3, Minor Consolidation, Garfield	7

11. DCP-LOT-2021-01048, Brown Way, Minor Subdivision, Garfield	8
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A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Stormwater Legislation

- Robert and Christine Metil

DCP-ZDR-2019-00563 3112 Smallman Street

- Geoffrey Clauss

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-04751, 4339 Lytle Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Donald Johnson from RIDC presented location map, phases of site development, context photos, and renderings, perspective views, and elevation drawings for subject phase C. Mr. Johnson explained landscaping features details, bicycle parking configuration, rooftop equipment plans, storm water plan summary, and public art plan.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked the applicant if there are any tenants booked for the subject structure. There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-04751 based on the application filed by Donald Johnson on behalf of RIDC SOUTHWESTERN PA GROWTH FUND, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk

RECUSED: Mondor

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2021-05546, 100 Tech Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Bob Reppe from CMU explained site context, current building conditions, site principles, proposed building design and views.

Mr. Kent Suhrbier, project architect, informed PC about elevation plans, proposed materials palette, and floor plans.

Mr. Reppe explained site components, landscaping plans, site plan, and tree survey.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-05546 based on the application filed by CARNEGIE MELLON UNIVERSITY, the property owners, with the following conditions:

1. The final construction plans, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.
3. The Transportation Memo shall be approved by DOMI prior to issuing the Record of Zoning Approval.
4. The Landscape Plan for tree replacement shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill

RECUSED: Mondor

ABSTAINED:

OPPOSED

3. DCP-ZDR-2019-00563, 3112 Smallman Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Robert Lampl made site overview for new construction of multi-unit residential building.

Mr. Karl Smelzer, architect, informed commissioners about building roots, design renderings, site context diagram, presented new drawings, floor and elevation plans.

Mr. Drew Harbaugh, architect, added information regarding landscaping plans, plant materials, and storm water management plan.

Mr. Robert Gatz from Trans Associates presented details for a loading access diagram and bike parking.

Ms. Mondor asked for questions and comments from the Public.

Mr. Rob Indovina, area resident, had concerns about future access on Mulberry Way and

traffic study for narrow subject street.

Chairwoman called for questions and comment from the commissioners.

Ms. Dick asked for clarification on the proposed parking slots reduction in the parking garage.

Ms. O'Neill asked for height plan clarifications related to the surrounding properties and meeting the Zoning Code chapter requirement.

Ms. Mondor stated her vision about long term planning in a Strip District and consolidation small existing lots in larger lots.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2019-00563 based on the application filed by George Mongell on behalf of 3112 SMALLMAN LLC, property owners, with the following conditions:

1. The final construction documents, including site plans, landscape plan, floor plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The TIS shall be approved by DOMI prior to issuing the Record of Zoning Approval; and
3. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
4. The Zoning Administrator shall review and approve the necessary four (4) Performance Points required to receive the dimensional building height variance of one hundred (100) feet prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor

RECUSED:

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2021-06286, 3401 Bates Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Jonathan Kamin from Goldberg Kamin & Garvin LLP made project overview, explained history of sites, existing buildings conditions, and presented demolition and stabilization plans.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan application for demolition in a Public Realm District, case number DCP-ZDR-2021-06286, filed by Ryan Wotus on behalf of OAKLAND GATEWAY VENTURES LP, the property owners, for the demolition of 12 townhomes with the following conditions:

1. The final demolition plans, including interim site and landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor

RECUSED: O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

5. Continued Hearing and Action

DCP-MPZC-2019-00584, 616 N Highland Avenue

Ms. Rakus informed commissioners about updates made for the original application.

Mr. Dengen, architect, presented PC details of project updates made since the previous hearing, building setback changes, and entrance recessed at E liberty side.

Ms. Mondor suggested adding a condition to the originally proposed Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of the Intuitional Master Plan DCP-MPZC-2019-00584 dated May 24, 2021 with the following conditions:

1. Applicant shall supplement the Urban Design Guideline section of the IMP to add language for the mixed-use building at the corner of East Liberty Boulevard and North Sheridan Avenue where the architectural design recognizes and responds to the gateway nature of this corner and be respectful of the residential structures across North Sheridan Avenue.
2. IMP document shall be amended to prohibit structured parking along North Sheridan Avenue
3. Applicant return to Planning Commission for a Project Development Plan for the building at the corner of East Liberty Boulevard and North Sheridan

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

6. DCP-LOT-2021-00226, Cliff Street, Minor Consolidation, Crawford Roberts

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Cliff Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00825 ,Dornbush Street, Minor Consolidation, East Hills

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Dornbush Street Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-01056, Garfield Highlands 1, Minor Consolidation, Garfield

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Garfield Highlands 1 Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-01057, Garfield Highlands 2, Minor Subdivision, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Garfield Highlands 2, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-01055, Garfield Highlands 3, Minor Consolidation, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Garfield Highlands 3 Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

11. DCP-LOT-2021-01048, Brown Way, Minor Subdivision, Garfield

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Rosetta Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. O'Neill. The meeting adjourned at 4:21pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

September 14, 2021 2:40pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Daniel Schepke
Kevin Kunak

Index

Item	Page Number
1. DCP-ZDR-2021-05574, 115 Federal Street, New High Wall Sign-Riverwalk North Shore	2
2. DCP-ZDR-2021-05214, 115 Federal Street, New High Wall Sign-Rorunda North Shore	3
3. DCP-ZDR-2021-03476, 3441 Forbes Ave Demolition in the Oakland Public Ream Central Oakland Neighborhood	3
4. DCP-LOT-2021-01199 1361 Carnahan Major Banksville	3
5. DCP-LOT-2021-01100 Harpen Road Major Summer Hill	4
6. DCP-LOT-2021-00938 7240 Fleury Way minor Homewood South	4
7. DCP-LOT-2021-01090 3413 Bates Street minor Central Oakland	5
8. DCP-LOT-2021-01125 Meadville Street minor Fineview	5
9. DCP-LOT-2021-01089 Fifth Avenue minor Central Oakland	6
10. DCP-LOT-2021-01217 Lydia Street minor Greenfield	6
11. DCP-LOT-2021-01082 5501 Walnut Street minor Shadyside	7
12. DCP-IOT-2021-01209 Hilltop Street minor Hazelwood	7
13. DCP-LOT-2021-01071 4931 Kincaid Street minor Garfield	7
14. DCP-LOT-2021-01060 Fifth and Dinwiddie minor Oakland	8
15. DCP-LOT-2021-01059 Fifth and Dinwiddie 2 minor Oakland	8
16. DCP-LOT-2021-01253 847 Blossom Way minor East Allegheny	8
17. DCP-LOT-2021-01238 Greenwood Street minor Morningside	9

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the July 13, 2021 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. O'Neil, the minutes of the July 27, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Proposed Zoning Code Text Amendment related to Restaurants and Drive Through uses

Ray Czachowski

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-05574, 115 Federal Street, New High Wall Sign-Riverwalk North Shore

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Mike Schell from Shamrock buildings services INC reported about site location, elevation details, site plan, presented proposed sign design, satellite view, and photos.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-05574 and Project Development Plan No. DCP-ZDR-2021-05214 for three high wall signs based on the applications filed by Shamrock Building Services, Inc. on behalf of SPORTS & EXHIBITION AUTH OF PITTSBURGH ALLEGHENY COUNTY, the property owner.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick

RECUSED:

OPPOSED:

ABSTAINED; O'Neil

MOTION CARRIED

2. DCP-ZDR-2021-05214, 115 Federal Street, New High Wall Sign-Rotunda North Shore

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Mike Schell from Shamrock buildings services INC presented site location, elevation details, site plan, existing sign photos, proposed sign design, satellite view, and contextual photos.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-05574 and Project Development Plan No. DCP-ZDR-2021-05214 for three high wall signs based on the applications filed by Shamrock Building Services, Inc. on behalf of SPORTS & EXHIBITION AUTH OF PITTSBURGH ALLEGHENY COUNTY, the property owner.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Askey
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick
 RECUSED:
 OPPOSED:
 ABSTAINED; O'Neil
 MOTION CARRIED

3. DCP-ZDR-2021-03476, 3441 Forbes Ave Demolition in the Oakland Public Ream Central Oakland Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Ms. Dekirk made introduction to the application, presented building location, map, and photos of existing structure condition. She also stated that the applicant finalized agreement with Pittsburgh Preservation to save historical building façade.

Ms. Mary Beth McGrew from Pitt University explained more about façade preservation plan, details of Demolition Management Plan and future site development. She also informed PC about community involvement in application review.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo thanked developers for working with Pittsburgh Preservation.
 There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan application for demolition in a Public Realm District, case number DCP-ZDR-2021-03476, filed by Rachel O'Neill on behalf of the 3441 F STREET LLC the property owners, for the demolition of the existing structure with the following conditions: 1. The final demolition plans, including interim site and landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick
 RECUSED:
 OPPOSED:
 ABSTAINED; O'Neil
 MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-01199 1361 Carnahan Major Banksville

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked about purpose of land use for proposed application.

Ms. Mingo asked planning staff about plans to revise the Zoning Code subdivision section.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1361 Carnahan Road, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 28, 2021.**

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

5. DCP-LOT-2021-01100 Harpen Road Major Summer Hill

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Harpen Road, 26th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 28, 2021.**

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

6. DCP-LOT-2021-00938 7240 Fleury Way minor Homewood South

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Fleury Street Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE**

APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Dick, Askey, Burton-Faulk, Mondor, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED; Blackwell
 MOTION CARRIED

7. DCP-LOT-2021-01090 3413 Bates Street minor Central Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Bates Street Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

8. DCP-LOT-2021-01125 Meadville Street minor Fineview

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Meadville Street, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED;

MOTION CARRIED

9. DCP-LOT-2021-01089 Fifth Avenue minor Central Oakland

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Fifth Avenue Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

10. DCP-LOT-2021-01217 Lydia Street minor Greenfield

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Lydia Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

11. DCP-LOT-2021-01082 5501 Walnut Street minor Shadyside

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the

Motion.

MOTION:

5501 Walnut Street Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

12. DCP-IOT-2021-01209 Hilltop Street minor Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Hilltop Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

13. DCP-LOT-2021-01071 4931 Kincaid Street minor Garfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Kincaid Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED;
 MOTION CARRIED

14. DCP-LOT-2021-01060 Fifth and Dinwiddie minor Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Fifth and Dinwiddie Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED; Mondor
 MOTION CARRIED

15. DCP-LOT-2021-01059 Fifth and Dinwiddie 2 minor Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Fifth and Dinwiddie 2 Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick
 IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Deitrick, O'Neil
 RECUSED:
 OPPOSED:
 ABSTAINED; Mondor
 MOTION CARRIED

16. DCP-LOT-2021-01253 847 Blossom Way minor East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

847 Blossom Way Subdivision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

17. DCP-LOT-2021-01238 Greenwood Street minor Morningside

Mr. Scheppeke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Greenwood Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O'Neil

RECUSED:

OPPOSED:

ABSTAINED;

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. Mingo. The meeting adjourned at 3:45pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

September 28, 2021 2:15pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk

Jennifer Askey
Holly Dick
Dina (Free) Blackwell

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kevin Kunak
Tiffany Krajewski

Index

Item	Page Number
1. DCP-ZDR-2020-05904 – 110 Sweetbriar Street Demolition within the Grandview Public Realm Duquesne Heights	2
2. DCP-ZDR-2020-13267 - 200 Technology Drive High Wall Sign in the Pittsburgh Technology Center (PTC, SP-1) South Oakland	2
3. Zoning Code Text Amendment Proposed Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses	3
4. Zoning Code Text Amendment Proposed Zoning Code Text Amendment to add Record of Zoning Approval (ROZA) and related amendments	4
5. Zoning Code Text Amendment Proposed Zoning Code Text Amendment related to Accessory Uses and Structures	4
6. DCP-LOT-2021-01199, 1361 Carnahan Road, Major Consolidation, Banksville	5
7. DCP-LOT-2021-01100, Harpen Road, Major Subdivision, Summer Hill	5
8. DCP-LOT-2021-01296, Cliff Street & Manilla Street, Minor Subdivision, Crawford Roberts	5
9. DCP-LOT-2021-01335, Cliff Street, Minor Subdivision, Crawford Roberts	6

A. Approval of Minutes
No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses

1. Brett Minarik
2. Sheryl Stolzenberg

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. **DCP-ZDR-2020-05904 – 110 Sweetbriar Street** Demolition within the Grandview Public Realm Duquesne Heights

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Jeremy Wassel from Ellicott Development Company presented site information, photos, demolition schedule and tree inventory.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-05904 for the demolition of an existing structure at 110 Sweetbriar Street, Parcels (6-G-209) based on the application filed by Ellicott Development Company on behalf of 3115 GROUP LLC, the property owners, with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms.Burton-Faulk SECONDED BY: Ms. Dick
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

2. **DCP-ZDR-2020-13267 - 200 Technology Drive** High Wall Sign in the Pittsburgh Technology Center (PTC, SP-1)South Oakland

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Jack Harnick from Accel Sign Group, INC presented site information, elevation plan, sign design, and photos of similar signs.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2020-13267 for a new high wall sign, based on the application filed by Accel Sign Group on behalf of HYPERION

TELECOMMUNICATIONS OF PENNSYLVANIA INC, the property owners with the following condition: 1. That the final plans and details, including the illumination statement, will be reviewed and approved by the Zoning Administrator prior to issuance of the Record of Zoning Approval.

MOVED BY: Ms.Dick SECONDED BY: Ms.Blackwell
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses

Mr. Layman made presentation in accordance with the attached staff report.

He explained proposed Zoning Code changes, new zoning items definitions, comparison with other cities Code requirements.

Chairwoman called for questions and comments from the Public.

Ms. Jennifer Haven from Friendship Community Group stated in support of proposal.

Mr. Sam Spearing from Bloomfield Baum Corporation supported the proposed changes. Mr. Erciic Vanistendael, resident, had question about parking calculation and parking status for existing uses. He added that proposed change is positive and supported it.

Representative from Lawrenceville Corporation stated in support of Zoning Code text amendment.

Mr. Brian K., resident, had some comments on proposal.

Zoning Administrator Corey Layman made clarifications on Public comments.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked planning staff about parking location for bikes and scooters.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments.

MOVED BY: Ms. Dick SECONDED BY: Ms.Askey
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

4. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment to add Record of Zoning Approval (ROZA) and related amendments

Mr. Layman made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

5. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment related to Accessory Uses and Structures

Mr. Layman made presentation in accordance with the attached staff report.

Chairwoman called for questions and comments from the Public.

Ms. Jennifer Haven from Friendship Community Group stated that community members did not have enough time to review proposed Code's changes, and need public notices to be provided.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor suggested to have a mechanism to inform commissioners how Code's text changes are working and add condition to proposed motion.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments with the following condition:

- Planning Staff shall work to incorporate the recommended technical amendments from the Department of Permits Licenses and Inspections prior to referring this legislation to City Council.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

D. Plan of Lots

6. DCP-LOT-2021-01199, 1361 Carnahan Road, Major Consolidation, Banksville

Mr. Kunak made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

Carnahan Road, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01100, Harpen Road, Major Subdivision, Summer Hill

Mr. Kunak made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

Harpen Road Subdivision, 26th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01296, Cliff Street & Manilla Street, Minor Subdivision, Crawford Roberts

Mr. Kunak made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

Cliff and Manilla Street Subdivision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 28, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01335, Cliff Street, Minor Subdivision, Crawford Roberts

Mr. Kunak made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

Cliff Street Subdivision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 28, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Dick. The meeting adjourned at 4:05pm.

Approved by: Becky Mingo, Secretary

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recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

October 12, 2021 2:05pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Sarah Quinn
 Kevin Kunak
 Daniel Schepke

Index

Item	Page Number
1. DCP-HN-2021-00820 Engine Company 28-700 Filbert Street Individual Historic Nomination Shadyside Neighborhood	2
2.DCP-MPZC-2021-01261-Zone Change Petition Change 27 parcels along Brighton Road and McCullough Street from RIA-M to LNC	2
3. DCP-ZDR-2020-03210 6112 Penn Avenue Demolition and New Construction East Liberty Neighborhood	3
4.DCP-LOT-2021-01345, Major Consolidation Meeting 1, Woodland Road, Squirrel Hill North	4
5.DCP-LOT-2021-01420, Major Subdivision Meeting 1, Gladstone St, Hazelwood	4
6.DCP-LOT-2021-01344, Minor Consolidation, E Carson St, South Side Flats	5
7.DCP-LOT-2021-01416, Lot Line Revision, Windom St, South Side Slopes	5
8.DCP-LOT-2021-01350, Minor Consolidation, Jefferson St, Central Northside	6
9.DCP-LOT-2021-01356, Minor Consolidation, Centre Ave, Middle Hill	6
10.DCP-LOT-2021-01362, Minor Consolidation, Bedford Ave, Crawford-Roberts	6
11.DCP-LOT-2021-01240, Lot Line Revision, Lothrop St, West Oakland	7
12.DCP-LOT-2021-01321, Minor Subdivision, 38 th St, Lower Lawrenceville	7

A. Approval of Minutes

On motion moved by Ms. Deitrick and seconded by Ms. Askey, the minutes of the September 14, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the September 28, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

1. Lawrenceville Corporation regarding Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses
2. Shadyside Action Coalition, Inc. regarding Historic Nomination for Engine Company 28 - 700 Filbert Street
3. Ramon Williams regarding case DCP-ZDR-2021-00586 Watt Street (a Basic, administrative-level case).
4. PA Public Utility Commission regarding their approval of an application to provide steam, hot water, and chilled water in the Golden Triangle (file Order-3027258-TUS)
5. PA Public Utility Commission regarding their approval of an application for fiberoptic cable along Windgap Avenue (file A-2020-3020929)
6. Jim Lawrence & Andrea Fridley, Ronald Sninsky, Gregory Mucha, Lucas Sasala, Tom Cihil regarding DCP-MPZC-2021-01261 Brighton&McCullough Zone Change Petition

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-HN-2021-00820 Engine Company 28-700 Filbert Street
Individual Historic Nomination Shadyside Neighborhood

Ms. Quinn made presentation in accordance with the attached staff report.

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination, stated that structure greatly integrated in the neighborhood, and serves as public gathering. Mr. Falcone thanked for old historical photos provided by residents.

There being no more comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Deitrick thanked for historical photos provided and suggested to display them.

Ms. Mingo asked planning staff if there are efforts to nominate this structure in National Register List.

There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of Engine Company 28- 700 Filbert Street, DCP-HN-2021-00820 for listing as a City-designated historic site.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Deitrick, Mingo

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

2. DCP-MPZC-2021-01261-Zone Change Petition Change 27 parcels along Brighton Road and McCullough Street from RIA-M to LNC

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Kevin McKeegan from Meyer Unkovic Scott presented zoning map for subject sites, aerial view, property ownership, photos of sites existing condition. He also explained preliminary design concept for future lots development.

Vice Chairwoman called for questions and comments from public.

Ms. Debbi Reed, area resident, stated in opposition of zone change petition. Ms. Reed added that was no community input and residents involvement in discussion.

Ms. Gloria James from North Side Coalition stated that community has to be a part of development plans.

Ms. Susan Largen informed that there was no traffic study for future building, structure does not fit in a neighborhood, very high, and density statistic is not examined.

Mr. Greg Milko opposed the scale of proposed apartment building that will effect on adjacent residential properties.

Ms. Andrea Flodey supported Ms. Largen and Mr. Milko testimony.

There being no more comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo asked what reasons for intention to change residential zoned district to mixed-use district. This proposal will change the character of the area.

Ms. Deitrick asked for more photos of adjacent properties. PC members need to see neighborhood opinion, proposal is not in context with surrounding sites. Ms. Deitrick was not supporting the application.

Mr. Mistick , the owner, made some clarifications on his future development plans.

Ms. Mingo added that LNC zoning district is not appropriate to this area.

The item was tabled until later in the meeting at the request of the applicant.

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Mingo
IN FAVOR: Blackwell, Burton-Faulk, Dick, Deitrick, Mingo.

Mr. McKeegan returned to the Commission and requested that the application be continued to November 9 to allow the applicant to reach out to the other participants and to take a second look at the area proposed to be re-zoned.

Commissioner Blackwell thanked the applicant for taking time to consider the comments.

Commissioner Burton Faulk thanked the applicant for going back to the community and asked the community members to work and be available to the applicants.

Commissioner Burton Faulk asked for a motion to continue the application to November 9, 2021.

Commission discussed dates with the staff and applicants.

On motion moved by Ms. Dick and seconded by Ms. Deitrick motion to continue hearing in 4 weeks was approved.

Ayes; Blackwell, Burton-Faulk, Dick, Deitrick, Mingo

3. DCP-ZDR-2020-03210 6112 Penn Avenue Demolition and New Construction East Liberty Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Bruce Bisbano presented site plan, renderings for new structure, photos of existing site condition, landscaping and parking plans. Mr. Bisbano explained community involvement, accessibility design, and construction management plan.

Vice Chairwoman called for questions and comments from public.

Ms. Melissa McSwigan, area resident, opposed the proposal, stated that new building will have the same use as current structure, and suggested to reimagine a site.

There being no more comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Deitrick asked about new structure design clarification.

Ms. Mingo asked developers to explain community process held. She questioned how new building architectural elements will address to buildings across a street. Ms. Mingo said that proposed plan goes against area master plan, not contextually fit to this important city location.

There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan DCP-ZDR-2020-03210 as filed by Sci Tech Consultants, Inc. on behalf of ARC CBPBGA010 LLC, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Mingo SECONDED BY: Ms. Dick

IN FAVOR: Blackwell, Burton-Faulk

RECUSED:

OPPOSED: Dick, Deitrick, Mingo

ABSTAINED:

MOTION FAILED

D. Plan of Lots

4. DCP-LOT-2021-01345, Major Consolidation Meeting 1, Woodland Road, Squirrel Hill North

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Woodland Road Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON October 26, 2021.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2021-01420, Major Subdivision Meeting 1, Gladstone St, Hazelwood

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Gladstone St Subdivision, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON October 26, 2021.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2021-01344, Minor Consolidation, E Carson St, South Side Flats

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

E Carson St Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:

ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01416, Lot Line Revision, Windom St, South Side Slopes

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Windom Street Lot Line Revision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01350, Minor Consolidation, Jefferson St, Central Northside

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Jefferson Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01356, Minor Consolidation, Centre Ave, Middle Hill

Mr. Schepke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Centre Avenue Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and

the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2021-01362, Minor Consolidation, Bedford Ave, Crawford-Roberts

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.
 MOTION:

Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

11. DCP-LOT-2021-01240, Lot Line Revision, Lothrop St, West Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:
 Lothrop Street Lot Line Revision, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

12. DCP-LOT-2021-01321, Minor Subdivision, 38th St, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

38th Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Mr. Blackwell and seconded by Ms. Dick. The meeting adjourned at 4pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

October 26, 2021 2:00pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kevin Kunak
Daniel Schepke
Tiffany Krajewski

Index

Item	Page Number
1.DCP-ZDR-2021-04973 4304 Second Avenue	2
2.DCP-LOT-2021-01466, Ellsworth Avenue, Major Consolidation 1, Shadyside	2
3.DCP-LOT-2021-00296, Herron Avenue, Major Consolidation 1, Polish Hill	3
4.DCP-LOT-2021-01345, Woodland Drive, Major Consolidation 2, Squirrel Hill South	3
5.DCP-LOT-2021-01420, Gladstone Street, Major Subdivision 2, Hazelwood	4
6. DCP-LOT-2021-01318, Penn Ave, Minor Subdivision, Lower Lawrenceville	4
7. DCP-LOT-2021-01418, Walnut Street, Minor Consolidation, Shadyside	4
8. DCP-LOT-2021-00983, Joncaire Street, Minor Subdivision, Central Oakland	5
9. DCP-LOT-2021-01467, Maple Terrace, Minor Subdivision, Mount Washington	5
10. DCP-LOT-2021-01470, Brighton Place, Minor Consolidation, California Kirkbride	6
11.DCP-LOT-2021-01475, 41 st Street, Minor Subdivision, Central Lawrenceville	6

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Deitrick, the minutes of the October 12, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

1. Brittany Reilly c/o Preservation Pittsburgh regarding DCP-ZDR-2020-03210 - 6112 Penn Avenue Demolition and New Construction
2. Maelene Myers, Executive Director of East Liberty Development, Inc., regarding DCP-ZDR-2020-03219 - 6112 Penn Avenue.
3. Phil Anderson regarding 6633 Northumberland Street – DCP-ZDR-2020-05624 - new construction of multi-unit residential structure (Site Plan Review, not applicable for Planning Commission review and approval)

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-04973 4304 Second Avenue

Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Tysen Miller explained project purpose, presented green site, map, and photos.

Mr. Miller informed commissioners about community meeting held for proposed application.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-04973 for the Land Operations Permit as filed by KU Resources on behalf of RIDC, the property owners.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2021-01466, Ellsworth Avenue, Major Consolidation 1, Shadyside

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Ellsworth Avenue Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 9, 2021.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey

RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

3. DCP-LOT-2021-00296, Herron Avenue, Major Consolidation 1, Polish Hill

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo asked planning staff to clarify proposed front access to the lots and storm water plan Zoning Code compliance..

Ms. Mondor also asked for proposed details for public access to right of way and suggested to take application for additional review.

Ms. Dick asked for plans to have informal statements in writing.

Mr. Scheppke and Mr. Layman provided clarification for commissioners about proposed consolidation.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Herron Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 11, 2021.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

4. DCP-LOT-2021-01345, Woodland Drive, Major Consolidation 2, Squirrel Hill South

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Woodland Road Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:

ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2021-01420, Gladstone Street, Major Subdivision 2, Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Gladstone St Subdivision, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

6. DCP-LOT-2021-01318, Penn Ave, Minor Subdivision, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Penn Avenue Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

7. DCP-LOT-2021-01418, Walnut Street, Minor Consolidation, Shadyside

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Walnut Street Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2021-00983, Joncaire Street, Minor Subdivision, Central Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.

Mr. Guy Giampolo, area resident, opposed subdivision because of the high density neighborhood and proposed front facing a way.

Mr. Mark Oleniacz informed that lot is not vacant and opposed subdivision.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked planning staff to clarify narrow way requirements.

Ms. Mondor also asked for some Code's clarification.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Joncaire Street, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED: Deitrick
 MOTION CARRIED

9. DCP-LOT-2021-01467, Maple Terrace, Minor Subdivision, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Maple Terrace, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2021-01470, Brighton Place, Minor Consolidation, California Kirkbride

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Brighton Place, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

11. DCP-LOT-2021-01475, 41st Street, Minor Subdivision, Central Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

41st Street subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Askey. The meeting adjourned at 2:55pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

November 9, 2021, 4:15pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kevin Kunak
 Daniel Scheppke
 Tiffany Krajewski

Index

Item	Page Number
1.DCP-ZDR-2021-06288 107-111 Halket Street Demolition of multiple structures in the Oakland Public Ream District, Central Oakland Neighborhood	2
2.DCP-ZDR-2021-09621 4951 Centre Avenue Exterior renovations to existing structure Bloomfield Neighborhood	2
3.DCP-ZDR-2021-01197 719 Liberty Ave New and replacement signage and high wall sign on Public Destination Facility Central Business District	3
4.DCP-LOT-2021-00296, Herron Ave, major subdivision 2, Polish Hill	4
5.DCP-LOT-2021-01466, Ellsworth Ave, major consolidation 2, Shadyside	4
6.DCP-LOT-2021-01418, Friendship Ave, minor subdivision, Bloomfield	5
7.DCP-LOT-2021-01520, E Jefferson St, minor subdivision, Central Northside	5

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the October 26, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Council Bill 2021-1707 – Inclusionary Zoning Polish Hill and Bloomfield

- Ryan England
- Paul Bowden
- Eli Goodfriend
- Andrea Fischhoff

- Camille Bloodworth

Council Bill 2021-1815 and DCP-MPZC-2021-01314 Hazelwood Green

- Matt Peters
- Valerie Testa

DCP-LOT-2021-00988 Joncaire Street – Minor Subdivision

- Guy Giampolo
- Mark Oleniacz

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action

DCP-ZDR-2021-06288 107-111 Halket Street

Demolition of multiple structures in the Oakland Public Realm District, Central Oakland Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Joh Kamin from Goldberg, Kamin & Garvin explained demolition need, presented photos of current sites condition, and informed that the applicant will be back eventually to present proposed lots use that is not clear at this point.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Mr. O'Neill had a question if any fence is proposed to be installed after demolition step. There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan application for demolition in a Public Realm District, case number DCP-ZDR-2021-06288, filed by Ryan Wotus on behalf of WALNUT HALKET TOWNHOMES LP, the property owners, for the demolition of 3 Single Unit Attached Residential townhomes with the following conditions:

1. The final demolition plans, including interim site plan and landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms.Burton-Faulk SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, O'Neil, Mingo, Deitrick
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

2. DCP-ZDR-2021-09621 4951 Centre Avenue
 Exterior renovations to existing structure Bloomfield Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.
 Mr. John Charney from Winchester Thurston School made project overview.

Mr. Steve Gerard, project architect, presented proposal goals, site location, photos of current building condition, renderings, project schedule, proposed exterior materials and windows. He also explained intention to save old trees and plant new trees.

Ms. Lenore Williams from Baum Centre Initiative stated in favor of application.
Mr. Sam Spearing from Bloomfield Development Corporation stated for project support with conditions.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan (PDP) DCP-ZDR-2021-09621 as filed by Josh Aisenberg of Ann Beha Architects on behalf of The KATSELAS TASSO G LIVING TRUST, the property owners, with the following, standard condition:

1. The final construction plans, including site and landscape plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, Mingo, Deitrick

RECUSED: O'Neill

OPPOSED:

ABSTAINED:

MOTION CARRIED

3. DCP-ZDR-2021-01197 719 Liberty Ave New and replacement signage and high wall sign on Public Destination Facility Central Business District

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Alex Lacey, attorney, and Ms. Rona Nesbit from Pittsburgh Cultural Trust presented information regarding Benedum Centre signs and photos of signs condition.

Mr. Alan Hohfelder explained marquee deterioration, renovation signs proposal, and new marquee concept.

Mr. William Krahe, area resident, stated in favor of replacement of broken signs.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan DCP-ZDR-2021-01197 based on the application filed by Cohen & Grigsby on behalf of PUBLIC AUDITORIUM AUTH OF PITTSBURGH, the property owners, with the following conditions:

1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Mingo SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, Mingo, Deitrick
 RECUSED: O'Neill
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00296, Herron Ave, major subdivision 2, Polish Hill

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Herron Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 19, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mingo, Deitrick, O'Neill
 RECUSED:
 OPPOSED: Mondor
 ABSTAINED:
 MOTION CARRIED

5. DCP-LOT-2021-01466, Ellsworth Ave, major consolidation 2, Shadyside

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Ellsworth Avenue Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 19, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo
 IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, Mingo, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

6. DCP-LOT-2021-01418, Friendship Ave, minor subdivision, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Friendship Avenue Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, Mingo, Deitrick, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01520, E Jefferson St, minor subdivision, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

East Jefferson Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 9, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor, Mingo, Deitrick, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Burton-Faulk. The meeting adjourned at 5:15pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.

City of Pittsburgh
Planning Commission
Meeting Minutes

November 23, 2021 3:15pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Rachel O'Neill
 Dina (Free) Blackwell
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 Tiffany Krajewski
 Andrea Lavin Kossis
 Daniel Schepke

Index

Item	Page Number
1.Council Bill 2021-1707 Zoning Code and Map Change	2
2.Council Bill 2021-1815 and DCP-MPZC-2021-01314 Zoning Code Text & Preliminary Development Amendment for SP-10 Hazelwood Neighborhood	2
3.DCP-ZDR-2020-11315 113 Dinwiddie Street New construction of 6 story, mixed-use structure with plaza. Uptown Neighborhood	4
4.DCP-ZDR-2021—10064 210 North Shore Drive Amendment to Master Development Plan and new construction of mixed-use structure and plaza. North Shore Neighborhood	4
5.DCP-LOT-2021-01545 , South Water Street, Major Subdivision 1, South Side Flats	5
6.DCP-LOT-2021-00665, Burham Street, Minor Consolidation, South Side Flats	6
7.DCP-LOT-2021-01575, Bryn Mawr Road, Minor Consolidation, Upper Hill	6
8. DCP-LOT-2021-01576, Riverview Ave, Minor Consolidation, Perry North	6
9. DCP-LOT-2021-01544, Juniata Street, Minor Consolidation, Manchester	7
10. DCP-LOT-2021-01567, Meadow Street, Minor Consolidation, Larimer	7
11. DCP-LOT-2021-01548, Middle Street, Lot Line Revision, East Allegheny	8

A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. O'Neill, the minutes of the November 9, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Council Bill 2021-1815 and DCP-MPZC-2021-01314 - Zoning Code Text & Preliminary Land Development Amendment for SP-10 Hazelwood Green

- Bruce Chan
- Walter Haim
- Daniel J. Little
- Matt Peters
- Hazelwood Initiative

Council Bill 2021-1707 – Zoning Code and Map Change - Expansion of the Inclusionary Zoning Overlay

- Tom Ogden
- Janet Cercone Scullion, c/o Bloomfield Citizens Council
- Jim Eichenlaub

Council Bill 2021-1912 – Zoning Code Text Amendment – Changes related to Development Review Process

- Julie Asciolla

DCP-ZDR-2021-09621 – 4951 Centre Avenue

- Sam Spearing, c/o Bloomfield Development Corporation

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action:

1. Council Bill 2021-1707 Zoning Code and Map Change
Ms. Andrea Lavin Kossis asked commissioners to accept hearing continuance due to scheduled DAM meeting in December 2021.

On motion moved by Ms. Blackwell and seconded by Ms. Dick, continuance of hearing on January 11, 2022 was approved.

2. Council Bill 2021-1815 and DCP-MPZC-2021-01314
Zoning Code Text & Preliminary Development Amendment for SP-10 Hazelwood Neighborhood

Mr. Corey Layman, Zoning Administrator, provided Amendment information that zoning staff reviewed concurrently with a DCP application. Mr. Layman explained raised concerns before at the briefing hearing and amendments made to the proposal after.

Mr. Kamin from Goldberg, Kamin & Garvin conformed the revisions made since November 9, 2021 PC meeting and presented other testimony with development crew staff.

Mr. Matt Singer from City Council Office stated in favor of development plans.

Mr. Todd Stein U3 Managing director and Austin Gelbard, Head of Development for Hazelwood Green informed PLDP principles.

Ms. Kristen Hall presented objectives of proposed changes, collaboration between zoning staff, DAM, and application developers.

Ms. Hall explained revisions done for 5 categories since last meeting, such as in warehouse, outdoor entertainment, minimum building height, active use frontage, parking, and temporary parking.

Vice Chairwoman LaShawn Burton-Faulk asked for questions and comments from the Public.

Ms. Tonya Tilghman from RCO stated in support of application.

There being no more comments from the Public, Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo thanked planning staff and developer's team for work done, and asked additional questions about temporary parking and density of temporary parking.

There being no more comments from the commissioners, Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on Council Bill 2021-1815 with the following conditions:

1. City Council amend 2021-1815 to the legislation provided by Goldberg, Kamin & Garvin, LLP to the Planning Commission on November 16, 2021
2. Zoning Code text be further amended to match the definition of building height with the existing definition in the Zoning Code.
3. Zoning Code text be further amended to require that Temporary Surface Parking Lots expire 40 years after date of initial issuance.
4. Zoning Code text be further amended to require that Temporary Surface Parking Lots be accessory to other primary uses in this SP District
5. Zoning Code legislation to be amended to retain the existing requirements for Ground Floor Transparency for Basic Industry to be the same as Light Industrial and Production (30 percent.)
6. Zoning Code text to be further amended to clarify that ground floor transparency must be provided at a height above grade that provides visibility into the space for adjacent pedestrians.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo

RECUSED: O'Neill, Askey

OPPOSED:

ABSTAINED:

MOTION CARRIED

MOTION:

That the Planning Commission approves the amendments to the Preliminary Land Development with the following conditions:

1. Preliminary Land Development Plan to remain as currently approved relating to entries along Active Use Ground Floors.
2. Preliminary Land Development Plan to remain as currently approved relating to requirements for Ground Floor Transparency for Basic Industry to be the same as Light Industrial and Production (30 percent.)
3. Preliminary Land Development Plan be further amended to require that Temporary Surface Parking Lots expire 40 years after date of initial issuance.
4. Preliminary Land Development Plan be further amended to require that Temporary Surface Parking Lots be accessory to other primary uses in this SP District.
5. Preliminary Land Development Plan to be further amended to clarify that ground floor transparency must be provided at a height above grade that provides visibility into the space for adjacent pedestrians.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo
 RECUSED: O'Neill, Askey
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. DCP-ZDR-2020-11315 113 Dinwiddie Street
 New construction of 6 story, mixed-use structure with plaza. Uptown
 Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Derrick Tillman provided project introduction.

Ms. Amanda Markovic presented project description, site location, map, site plans,
 proposed development uses, and photos of demolition.

Mr. Tillman underlined future opportunities for local businesses, and explained
 community process held.

Ms. Markovic also presented photos of site context, landscaping plans, elevation plans,
 floor plans, construction management plan, and sustainability summary.

There being no comments from the Public, Vice Chairwoman called for questions
 and comments from the Commissioners.

Ms. Burton-Faulk thanked for local art proposal.

There being no more comments from the commissioners, Vice Chairwoman called for the
 Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development
 Plan DCP-ZDR-2020-11315 based on the application filed by GBBN Architects on behalf of
 BEDCLIFF ASSOCIATES and Urban Redevelopment Authority, the property owners, with the
 following conditions:

1. The Zoning Administrator shall review and approve changes to the plaza design prior to
 the issuance of the final Certificate of Occupancy for the South Bar building
2. . 2. DOMI shall review the final plans and issue the necessary approvals prior to issuing
 the final Record of Zoning Approval; and
3. 3. The final construction plans, including site plans and elevations be reviewed and
 approved by the Zoning Administrator prior to issuing the final Record of Zoning
 Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
 RECUSED: O'Neill
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

4. DCP-ZDR-2021—10064 210 North Shore Drive
 Amendment to Master Development Plan and new construction of mixed-use structure
 and plaza. North Shore Neighborhood

Ms. Rakus made presentation in accordance with the attached staff report.

Ms. Janet Marie Smith provided project introduction.

Ms. Dina Snider presented site location, contextual site photos, aerial perspective, renderings, elevation, and materials palette. She also presented storm water plan and sun study.

The Vice Chair called for public comment. Mr. Doug Straley from the Stadium Authority, the property owner. He stated that the Stadium Authority is in support of application, based on the commitments from the Pirates and the Developer Continental, which he will summarize. Number one, year round public place, plaza designed to be aesthetically pleasing and playful with the goal of attracting visitors and neighbors to the North Shore. It is anticipated that even without special events, the plaza will attract daily visitors either out for lunch or coffee. We anticipate users from hikers and bikers on the North Shore Heritage trail. Number two, daily food offerings. The large space in the Mixed Use building controlled by the Pirates will be used daily to help activate the plaza with multiple garage style doors facing the plaza when weather appropriate, the open space will be opened outward to the plaza. The balance of the plaza will also be open to the public on those days. Number 3, the North Shore events. From April to December, the North Shore host over 100 hundred major events, including sports and concerts, when appropriate the Pirates will utilize the outdoor seating area along West General Robinson to augment it's food and beverage service on the plaza, further attracting visitors to the plaza, during Heinz Field and PNC Park seasons. The Pirates may also find other forms of activation in the plaza such as DJs, concerts, sports broadcasts, autograph sessions. During these events, the public have access to the plaza, however, certain areas may need to be controlled. Number 4 Special Events. In addition to the regular North Shore events discussed above, the Pirates anticipate utilizing the entire plaza on occasion for concerts, shows, and other forms of activation of the plaza. Number 5, Rest rooms will be provided in the Mixed Use building to support the plaza project.

There being no more comments from the Public, Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the commissioners, Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-10064 and amendments to the Master Development Plan based on the application filed by Strada on behalf of Stadium Authority of the City of Pittsburgh, the property owner, with the following conditions:

1. The Master Development Plan shall be updated to reflect to the approved changes.
2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the final Record of Zoning Approval;
3. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2021-01545 , South Water Street, Major Subdivision 1, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the
Motion.

MOTION:

South Water Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by
the Planning Commission on November 23, 2021, BE PRELIMINARILY APPROVED AND
SCHEDULED FOR FINAL REVIEW ON December 7, 2021.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2021-00665, Burham Street, Minor Consolidation, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the
Motion.

MOTION:

Burham Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by
the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the
proper officers of the Planning Commission be affixed thereto. (No improvements or monuments
needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01575, Bryn Mawr Road, Minor Consolidation, Upper Hill

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the
Motion.

MOTION:

Bryn Mawr Road Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2021-01576, Riverview Ave, Minor Consolidation, Perry North

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Riverview Avenue Consolidation, 26th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

9. DCP-LOT-2021-01544, Juniata Street, Minor Consolidation, Manchester

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Juniata Street Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2021-01567, Meadow Street, Minor Consolidation, Larimer

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Meadow Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2021-01548, Middle Street, Lot Line Revision, East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Middle Street Lot Line Revision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Mingo and seconded by Ms. Askey]. The meeting adjourned at 6:05pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

December 7, 2021 4:45pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill
 Jennifer Askey

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kevin Kunak
 Daniel Schepke

Index

Item	Page Number
1.DCP-ZDR-2021-02539 419 Melwood Avenue New construction of Multi-unit residential North Oakland Neighborhood	2
2. Council Bill 2021-1913 Zoning Code Text Amendment Proposed Zoning Code Text Amendment related to Affordable Housing Impact Statements	3
3.Council Bill 2021-1912 Zoning Code Text Amendment Proposed Zoning Code Text Amendment related to changes to Development Review Processes	3
4.DCP-LOT-2021-01545, South Water Street, Major Subdivision 2, South Side Flats	4
5.DCP-LOT-2021-01629, 5216 Lotus Way, Minor Subdivision, Upper Lawrenceville	4
6.DCP-LOT-2021-01609, Atlantic Avenue, Lot Line Revision, Bloomfield	4
7.DCP-LOT-2021-01627, 738 N Highland Ave, Lot Line Revision, East Liberty	5
8.DCP-LOT-2021-01660, Herschel Street, Minor Consolidation, Elliott	5
9.DCP-LOT-2021-01665, 5430-5432 Butler Street, Minor Consolidation, Upper Lawrenceville	6

- A. Approval of Minutes
 No minutes.

- B. Correspondence (See Attachment B)
 The Commission is in receipt of the following correspondence:

Council Bill 2021-1912 – Zoning Code Text Amendment - Changes related to Development Review Process

- x

Council Bill 2021-1913 – Zoning Code Text Amendment – Proposed Zoning Code Text Amendment related to Affordable Housing Impact Statements

- x

DCP-ZDR-2021-02539 – 417 Melwood Avenue

- Sean Luther, Executive Director, InnovatePGH
- Paul A. Supowitz, Vice Chancellor, Office of Governmental Relations, University of Pittsburgh
- R. Daniel Lavelle, Councilman, City of Pittsburgh, District 6

Council Bill 2021-1707 Inclusionary Zoning Bloomfield and Polish Hill

- Gale Albright

DCP-ZDR-2021-05681 – 346 Miller Street - Note – this is a Site Plan Review and does not require review and approval by Planning Commission

- Felicity Williams, c/o Hill CDC

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action

1. DCP-ZDR-2021-02539 419 Melwood Avenue
New construction of Multi-unit residential North Oakland Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Jonathan Hudson made application introduction, community outreach summary, map and photos of site location.

Mr. Jack Williams, architect, presented floor plans, landscaping plan, storm water plans, outside materials palette, and renderings of street views from different points.

Mr. Hudson explained updates done for questions and concerns raised by commissioners at the briefing time.

Vice Chairwoman called for questions and comments from the public.

Ms. Leslie Clague, area resident, had concerns regarding new building height and scale.

Ms. Clague stated that proposed structure will be located in the middle of single unit houses, and will have impact on traffic circulation.

Ms. Kathy Gallagher, area resident, had similar concerns that Ms. Clague raised.

Vice Chairwoman called for questions and comments from the commissioners.

Ms. Mingo thanked for affords done by developer crew to Gold Way plans.

Ms. O'Neill also thanked developers for work done.

There being no more comments from the Commissioners, Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan DCP-ZDR-2021-02539 based on the application filed by Kelly Coey, on behalf of HUDSON MELWOOD LP, the property owners, with the following conditions:

1. The final construction documents, including site plans, landscape plan, floor plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
 RECUSED:
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

2. Council Bill 2021-1913 Zoning Code Text Amendment
 Proposed Zoning Code Text Amendment related to Affordable Housing Impact Statements

Mr. Andrew Dash, Director of City planning, made introduction to proposed Council Bill.

Mr. Shawn Carter, Special Assistant for City Council, explained the need and details of proposed Zoning Code Text Amendment.

There being no comments from the Public.

Vice Chairwoman called for questions and comments from the commissioners.

Ms. Deitrick and Ms. O'Neill thanked for efforts and work done to develop proposed text amendment.

There being no more comments from the Commissioners, Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a **positive recommendation** to City Council on the Zoning Code Text Amendments with the following condition:

City Council shall work with Department of City Planning Staff to review the final Housing Needs Assessment when completed and incorporate any data or reporting recommendations relative to Affordable Housing Impact Statements.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo
 IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
 RECUSED:
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

3. Council Bill 2021-1912 Zoning Code Text Amendment
 Proposed Zoning Code Text Amendment related to changes to Development Review Processes

On motion moved by Ms. Askey and seconded by Ms. Mingo, request for hearing continuance made by Shawn Carter was approved.

D. Plan of Lots

4. DCP-LOT-2021-01545, South Water Street, Major Subdivision 2, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

South Water Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-01629, 5216 Lotus Way, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

5216 Lotus Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

6. DCP-LOT-2021-01609, Atlantic Avenue, Lot Line Revision, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

110 N Atlantic Ave Lot line Revision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
 RECUSED:
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

7. DCP-LOT-2021-01627, 738 N Highland Ave, Lot Line Revision, East Liberty

Mr. Schepcke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.
 MOTION:

N Highland Ave Lot Line Revision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
 RECUSED:
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

8. DCP-LOT-2021-01660, Herschel Street, Minor Consolidation, Elliott

Mr. Schepcke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.
 MOTION:

Herschel Street Consolidation Plan, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
 RECUSED:
 ABSTAINED:
 OPPOSED:
 MOTION CARRIED

9. DCP-LOT-2021-01665, 5430-5432 Butler Street, Minor Consolidation, Upper Lawrenceville

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Butler Street, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash stated a message from the Mayor Peduto for good work done for the last 8 years.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Deitrick. The meeting adjourned at 6:15pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.