



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 7, 2025

In Attendance

Chair Lashawn Burton-Faulk
Vice-Chair Rachel O'Neill
Secretary Holly Dick
Commissioner Dina Blackwell

Commissioner Steve Mazza
Commissioner Phillip Wu

Not Present

Commissioner Monica Ruiz

Commissioner Mel Ngami
Commissioner Peter Quintanilla

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Senior Planning Mgr
Katherine Reed
Antara Tandon
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 2:27 pm by Vice Chair Rachel O'Neill.

A. Approval of Planning Commission Minutes

None

B. Correspondence

DP-2025-004769 – 2018 5TH Avenue

- Mikayla Schekler, Uptown Partners

Council Bill 2025-1993 (DCP-MPZC-2025-00195)

- Jesse J. Zirillo, Lewis Brisbois, on behalf of Republic Services
- Samuel H. Simon, Houston Harbaugh, on behalf of Allegheny Valley Railroad Company

C. Plan of Lots

1. DCP-LOT-2025-00241 – 4612 Lytle Street, Major Subdivision, Hazelwood Neighborhood

Staff: Mr Schepke, recommended motion to preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025

Public Comments: None

Motion: preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025.

Moved by: Mr Mazza

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Mr Wu

Abstained: Ms O'Neill

2. DCP-LOT-2025-00244 – 1 21ST ST, Major Consolidation, Strip District Neighborhood

Staff: Mr Schepke, recommended motion to approve **DCP-LOT-2025-00244**.

Public Comments: None

Motion: To preliminarily approve the major subdivision at Bedford Dwellings, and to approve the major lot line revision at Lincoln Place and major subdivision in Hazelwood as outlined.

Moved by: Ms Mazza

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Mr Mazza, Ms O'Neill, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

3. **DCP-LOT-2025-00235** – 2265 BEDFORD AVE, Major Subdivision, Bedford Dwellings Neighborhood
Staff: Mr Schepcke, recommended motion to issue final approval of the .

Public Comments: None

Motion: Approval

Moved by: Ms Mazza

Seconded by: Ms Blackwell

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Mr Mazza, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action**

DCP-MPZC-2025-00195 (Council Bill 2025-1993), (Continued from September 23, 2025), Zoning Map Amendment for the Hazelwood RIV-GI District, Hazelwood Neighborhood

Staff: Ms Tandon - recommendation that the Planning Commission of the city of Pittsburgh make a positive recommendation to City Council on **Council Bill 2025-1993**.

Applicant: Cn Barb Warwick – presentation of zone change from RIV-UI to RIV-IMU.

Public Comment: Michael Thompson, Keystone Iron & Metal – insufficient notification, impact on property, against; Peter Caruso IV, Hays Land LLC – insufficient notice, detrimental to future purposes of property; John Ashbridge, AVRR – table or provide negative recommendation to council, in adequate notice, 84% is RR acreage; Brendan O'Donnell, Houston Harbaugh – slow the process down or negative recommendation, insufficient notice, why does it include Hays, City Law needs time to look at this issue; Bill Sittig – hasn't found anyone that has a problem with rail, just rezoned in 2018 properly; did not receive notice in writing, 84% of property is owned by RR, Fed gov't says can't be an impediment to rail, rail yard is a distinguishing factor, find ways to coexist on the riverfront together, postpone to look at thoughtful zoning, evidence on record about notice did not meet the ordinance; Frank Chimera, Republic Services recycling center, sole processor for Pittsburgh, directly targeted by this bill, bring facility up to their operating standards; and Laurie Kolcaynsky, BFI Waste Mgt Services – working as a subsidiary of Republic Services - presentation of recycling center of upgrades of the facility, against; Mark Duncan Gen Mgr Republic Services – work at Recycle Source and now work for Republic Serv; Jesse Zirillo, Leis Brisbois, BFI Waste Services – strongly oppose zoning change, ask commissioners to make a negative recommendation or grant more time for other solutions to be pursued, inadequate notice; RR's are federally preempted from municipal rulings; singles out BFI & facilities making it spot zoning; Sonja Tilghman, Hazelwood Initiative – want to make sure all current GI zone are not just permissible by right, in support; Hosanna House submitted drafted correspondence for the record. Laura Peckyno, Rebuilding Together Pittsburgh – organization's relationship with Republic Services, put in effort and thought on how to interact with the community, they want to improve the neighborhoods they are in; Valerie Testa, resident – how many trucks will be going in and out of the facilities, want to limit the impact of the zoning along the river, opposed; Rev Michael Murray Sr – connection of the residential in the area, more housing, safe areas, in support.

Commissioners Comments: Ms O'Neill – has Law Dept issued an opinion or other interpretation of the legislation? Who was responsible for mailing the notices? Strict compliance of notices is not required for the ordinance to be valid. City of Pittsburgh is not governed by Municipalities Planning Code. Mr Layman – did not believe the Law Dept had an opinion. Ms Tandon – posted the notices, 10 notices, mailed post cards, 144 addresses which includes the site and within 150 ft of boundary. Ms Burton-Faulk – notice had been sent out, don't want a tabling recommendation to

Motion: Table the bill subject to re-noticing consistent with the zoning code and for additional engagement

Moved by: Ms Burton-Faulk

Seconded by: Ms Mazza

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Mr Mazza, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

F. Adjournment

The Planning Commission meeting was adjourned at 3:40 PM.

Disclaimer

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