



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of January 28, 2025

In Attendance

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

Commissioner Steve Mazza
Commissioner Peter Quintanilla
Commissioner Monica Ruiz
Commissioner Phillip Wu
Commissioner Mel Ngami

Not Present

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Principal Planner
Katherine Reed
Maryam Moradian-Mosleh
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 1:00 p.m. by Chair Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: January 14, 2025

Motion: Approve

Moved by: Mr Wu

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

CARRIED

B. Correspondence January 14, 2025

Housing Needs Assessment Zoning Amendments – Citywide

- Laurel Shoemaker
- Jack Alto
- Robert Damewood
- Jeanne Scardamalia
- Katherine H. Plotnicov
- Jacob Rattay
- Molly Sorice
- Virginia Flaherty
- Alexander Payton
- Steve Miller
- David Vatz
- Corbin Kramer
- Tessa Karel
- Matthew Benusa

- Elizabeth Beam
- Jonathan Beam
- Jonathan Aldrich
- Jack Billings and David Vatz
- Todd Reidbord
- Jonathan M. Kamin
- Dave Breingan, Lawrenceville United and Druta Bhatt, PCRG
- Rachael Heisler and Mark Ptak - Office of the City Controller
- Ben Pierce
- Caleb Grabowski
- Alex Holmquist
- Carla Holmquist
- Brennan Conway
- Connor Hayes
- Andrea Boykowycz, OPDC
- Elise Power
- Pro-Housing Pittsburgh
- Walter Haim
- Korawich Kavee
- Sam Szotkowski
- Sonya Tilgham, Hazelwood Initiative

HN-2024-00641 - 1226 Herron Avenue

- Chris St. Pierre
- June Otten
- Laura Herrmann
- Anne Schwann
- Peter Mudge

Residential Housing Rental Permit Program – Citywide

- Karamagi Rujumba

C. Hearing and Action – Part One

1. DCP-ZDR-2023-01386 - 200 Sandusky Street - Construction of a new 3-story event venue, *North Shore Neighborhood*

Staff

Applicant: Dan Law on behalf of the Warhol; Eric Booth, Pres Desmone Architects – presentation, Chris Drosnick, CDC – parking;

Public Comment: None

Commissioners Comments:

Motion: Approval

Moved by: Mr Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Ms O’Neill

CARRIED

2. BDA-2024-05483 - Lytle Street - Construction of a new 5-story, mixed-use building with 50 apartments and first-floor commercial, *Hazelwood Neighborhood*

Staff: Mr Cancilla

Applicant: Janelle Kemmerer, Trek Development and Brent Houck, PWWG – presentation

Public Comment: Carmen Brown – questions for Trek, funding for project & housing; Bianca – question, rehabilitation of existing homes; Ms Kimmerer – Hazelwood Initiative for rehab of existing homes;

Richard Lane – questions sources of money; Tony Mareno – question re community groups & AMI

affordable for whom; Ms Kemmerer – housing vouchers to help affordability; William Anderson – questions & comments on outreach beyond community organization & federal funding withheld; Tamara Grimes – questions on cost of apartments; Ms Kimmerer – breakdown of funding for units
Commissioners Comments: Mr Mazza comment on project moving forward if funding stops (need the funding first)

Motion: Approval with condition

Moved by: Ms Dick

Seconded by: Ms Blackwell

In favor: Ms Burton Faulk, Ms Blackwell, Ms Dick, Ms Ngami, Mr Mazza, Mr Quintanilla, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

D. Hearing and Action – Part Two

3. Council Bill 2024-1284 - Zoning text amendment regarding Inclusionary Zoning, *Citywide*

Vice Chair O'Neill – comments regarding the hearing

Staff: Mr Layman – presentation of council bill with a negative recommendation to Council

Applicant: Cn Charland – inclusionary zoning presentation

Public Comment: Alisa Grishman, resident – comments; Bethany Hallam, resident, County councilmember at large – comments; Lorita Gillespie, resident – comments; Michelle Traficante, South PGH Neighborhoods Together – comments; LaSaine Latimore, resident – comments; Marciana Rossi, resident – comments; Muhammed Ali Nasir, resident, One Hood Media – comments; Eilene Pappali, resident – comments; Elise McDonald, resident – comments; Cn Anthony Coghill – comments in favor; Joy Door – comments in favor; Laura Chu, Exec Dir of Pittsburghers For Public Transit – comments not in support; Mary Moes, resident – comments; Amy Zaiss, Pro Housing Pittsburgh statement; Angel Gober, Exe Dir of 412 Justice – comments; Karen Lions, 412 Justice – comments; Britney Smalls, Black Voters Matter Fund – comments; Valerie Allman, resident – comments; Paulett Foster, 412 Justice – comments; Nol Webb, 412 Justice – comments; Tim Stevens, Chairman and CEO of The Black Political Empowerment Project – comments opposing; Tony Moreno, resident – comments; Mel Packer, resident – comments; Nicholas Rizzio, resident – comments; Carmen Brown, resident – comments; Chief Ikhana – comments from an Aborigin-American viewpoint; Manny McGrady, resident – comments; GL Johnson, Proaction Pro Housing Pittsburgh – comments; Tanisha Long, Abolitionist Law Center – comments; Jack Alto, resident – comments; Nancy Giver, resident – comments; Jack Billings, co-author with David Vat of the report the effect of inclusionary zoning on housing production in Pittsburgh – comments.

Chair Burton-Faulk noted for the record the correspondence was accepted and included as part of the record; Mr Billings' report was already included in the record although the data set was not; and the PCRG report that has been referenced is also included in the record.

Public Comment, cont'd: Laura Perkins, resident, member of Pittsburghers for Public Transit – comments; Jessica McPherson, resident – comments; Bob Damewood, Attny, Regional Housing Legal Services – comments; Emma Gamble, Community Engagement and Program Manager of Lawrenceville United – comments; Jacob Pool aka Ultan Yakob – comments; John Hanrahan, resident – comments; Sarah Trbovic, Executive Director at Lawrenceville Corporation – comments; Gaia Parrish, resident – comments; Mara Bandies, resident – comments; Adelyne Bejjani, resident – to support Mayor Gainey's proposal; Apayala, Aborigin-American – comments; Surya Lee, resident – comments; David Vatz, resident – comments; Vlad Kaplan, resident – comments; Connor Hayes, resident – comments; Kendal Pelling, Exec Dir of Rising Tide Partners – comments; Andrea Boykowycz, Exec Dir at Oakland Planning and Development Corporation – comments; Nicole Remmert – opposed to the Charland bill; Moira Kalieda, resident – opposed to the Charland bill; John Rhodes, board member of affordable housing nonprofit City of Bridges Community Land Trust, former Chair of Housing and Development Committee for the Polish Hill Civic Association – comments; Yvonnew Rainey, resident – comments; Brandon Davis, resident – in support of Mayor Gainey's bill; Tom Tighe, resident – comments; Chris Beam, resident – comments; Chris Rosselot, Pittsburgh Community Reinvestment Group – comments; Wiley Banksville, - comments; Kim Salinetto, President of the Banksville Civic Association – no in support of either bill; Tom Frank, on behalf of NAIOP Pittsburgh – comments; Neil Desai, resident – comments; Andrew Hussein,

displaced resident – comments; Connor Dickey, resident – opposed to Mayor Gainey’s bill; Casey Cuprynski, resident – against Mayor Gainey’s bill, in favor of Charland’s bill but further discussion on details is needed; Swen Uber, Atty, Community Justice Project – opposed to the Charland bill and in favor of Mayor Gainey’s bill; Morgan Shaw, resident – opposed to both bills; Dave Brennan, Exec Dir of Lawrenceville United – don’t support the Charland bill; Diane Abramowicz, resident – against both bills; Bethany Cameron, Mobilify Southwestern PA – supports Mayor Gainey’s bill; Mark Masterson, Exec Dir of The Neighborhood Community Development Fund – opposed to the Charland bill; Talon Smith, resident – opposed to the Charland bill; Miracle Jones, Dir of Legislative Affairs at 1 Hood Power – comments; Demetri Black, resident – comments; Rebecca Gilbert, resident – comments; Colleen Shuda, Pres of Polish Hill Civic Association – in favor of Mayor Gainey’s bill; Rebecca Altes, resident – in favor of Mayor Gainey’s bill and opposed to the Charland bill; Virginia Flaherty, resident - ; Augustine Pionati, resident – opposing the Charland bill; Verna Johnson – vote no for the Charland bill and vote for Mayor Gainey’s bill; Lucas Godshalk, resident – positive recommendation for Chanlin bill and negative recommendation on IZ portion of the housing needs assessment amendments; Pomaj-chakmam-yajalaji, member of the Iroquois Confederacy of Nations and Chief of the Tuscarora enqu onway Nation – comments.

Chair Burton-Faulk gave Cn Charland an opportunity to respond to the inclusionary zoning policy that is being looked at here in Pittsburgh. It is chasing investment out of the city and more Black Pittsburghers are moving out of the city. Gave an example of Minneapolis major up zoning supply.

Commissioners Comments: Ms Blackwell -' comments about no ample time to review the current presentation; Mr Mazza – comments that more work needs to be done to get this right; Mr Quintanilla – comment that housing attracts developers; Mr Wu – comments that IZ has flaws, but has good parts also; Chair Burton-Faulk - if we are looking at the proposed bill from Cn Charland, we've got to look at that singularly; are you comfortable with that to vote on that? Ms Ngami – would like time for a deeper dive into the presentation submitted at the meeting; Ms Dick – have enough information to vote tonight; any further examination of the research and discussion and mediation and trying to come closer together is more appropriately done between Cn Charland and his fellow council people; Ms Ruiz - just because it worked somewhere else doesn't mean it's going to work here; what you have proposed is not the solution; we still have the same questions that we had last time; Ms Blackwell - on one side is the relationship between the neighbors and community and concern and fears more so than the developers: on the other side the developers are business people thinking about the bottom line; it's our job to think about both; Ms O'Neill – substantive comments; does Cn Charland want to move forward with that no Vote or would you like to come back; with a tighter presentation; Mr Layman - one of the items that we disagree agreed on substantially was whether or not to just continue to delay and try to merge the two bills, or what we had recommended is that we move forward we have two different bills that you know have two different sets of standards

Motion: To vote no

Moved by: Chair Burton-Faulk

Seconded by: Mr Blackwell

In favor: Ms Burton-Faulk, Ms Blackwell, Ms Dick, Ms Ngami, Ms Ruiz

Abstained: Ms O'Neill, Mr Quintanilla, Mr Wu

Opposed: Mr Mazza

Recused: None

CARRIED

4. Housing Needs Assessment Zoning Amendments - Zoning text amendments related to Inclusionary Zoning, Accessory Dwelling Units, Parking Reform, and Changes to Minimum Lot Sizes/Minimum Lot Size per Unit in Residential Zoning Districts, *Citywide*

Staff: Mr Dash and Kate Rakus, Mr Layman, Mr Canilla

Mayor Gainey: Statement on the package of amendments.

Public Comment: Tim Stevens, Chairman & CEO of BPEP, The Black Political Empowerment Project – in support; Tom Frank, executive director of NAIOP Pittsburgh – comments on how people understand a development gets done; Tanisha Long, Abolitionist Law Center – supports the Mayor’s bill; Katlyn Weiser, Allegheny Conference on Community Development – recommendations; Jack Alto, resident- in support; Andrea Boykowycz, Exec Dir OPDC – In support of Mayor’s bill; Candace Kane, resident – no regulations

for short-term or ADU's as rentals; Nicholas Rizzio, resident – negatively recommend the package of reforms; Jack Billings, co-author of the Pro Housing Pittsburgh study on the effects of inclusionary zoning in Pittsburgh – comments; Amy Zaiss, resident – comments; Dylan Brown, Hill Community Development Corp – in support Mayor Gainey's package; Nate Phillips, Board Pres of NAIOP – review and update data; Bob Damewood, Atty Regional Housing Legal Services – in support of the zoning package; Nicole Remmert, 1 Hood Power – in support of Mayor Gainey's amendments; Laura Chuwiens, Pittsburghers for Public Transit – comments; Emma Gamble, Lawrenceville United – in support of Mayor Gainey's amendment; Javon W Rainy, North Side Coalition Fair Housing – comments; Tiara Collins, resident – comments; Chris Rosselot, Pittsburgh Community Reinvestment Group – in support of HNA zoning amendments; Chris Beam, resident – comments; Connor Hayes, resident – comments re rewritten policies in other cities; Allison Keating, resident – comments; John Rhodes, Board Member of Affordable Housing Nonprofits City Of Bridges Community Land Trust – comments; Cn Barb Warwick, District 5 – clarification of assertions from detractors; Casey Cuprynski, resident – comments; Rebecca – comments; Alisa Grishman, resident – in support of Mayor Gainey's IZ policy; Rebecca Altes, resident – positive recommendation to Council; John Hanrahan, resident – in support of Mayor Gainey's zoning reforms; as Co-Chair of the Fine View and Perry Hilltop Housing Working Group voted to recommend this package of zoning reforms; Virginia Flaugherty, resident – comments; Vlad Kaplan, resident – In support except IZ; Neal Desai, resident – delay or all become stand-alone bills; Miracle Jones, Director of Advocacy and Policy, 1 Hood Media – approve the proposed amendments; Andrew Hussein, resident – comments, yes to Mayor's proposal; Kyle Gracey, resident – in support of the proposal; Liz Healey, resident – recommendation of Mayor's proposal; Joanna Deming, Executive Director of the Pittsburgh Food Policy Council – comments; Jessica McPherson – comments; Michael Schmidt, resident – exclude IZ from all the other items; Demitri Black, resident – comments; Marisol Valentin, executive director of McAuley Ministries – comments; Emily Howe, resident, Homeowner Board Member of the City Of Bridges Community Land Trust – comments; Alex Wallach Hanson, resident – comments; Maddie McGrady, on behalf of The Human Rights City Alliance – in support of Mayor's package; Helen Gerhardt, resident – in support of Mayor's IZ zoning expansion; Dave Breingan, Dir of Lawrence United – support zoning package; Mark Masterson, Exec Dir of The Neighborhood Community Development Fund – in support of Mayor's IZ legislation; Connor Dickey, resident – why are they all one package?; David Aeuth, resident – comments; Vadim Tanygin, resident – against the IZ provision; Morgan Shaw, resident – IZ is not the social housing Pittsburghers need; Zachary Palomo, resident – support for bundled package; Moira Kaleida, resident – In support to Mayor's alternative approach to IZ; Tiffany Taulton, resident – in support of this bill.

Jake Pollack, Deputy Mayor of Pittsburgh – correcting the record.

Commissioners Comments: Ms Blackwell - comment, Mr Mazza – comment, recommendation City Council send out a letter of upcoming events with 7-14-day comment period; Chair Burton-Faulk – this is a recommendation; Ms Ngami – more conversation around IZ portion; recommendation to actively advertise the meeting to be attended; Mr Wu – comments on the package

Jake Pollack, Deputy Mayor of Pittsburgh – short-term rentals and ADU's generally; Mr Dash – case study.

Ms O'Neill – clarification for the record that Commissioner Dick's motion included the conditions.

Motion: Recommend this to City Council as written.

Moved by: Ms Dick

Seconded by: Ms Blackwell

In favor: Ms Burton-Faulk, Ms Blackwell, Ms Dick, Ms Ngami, Ms O'Neill, Mr Quintanilla, Ms Ruiz, Mr Wu

Abstained: Mr Mazza

Opposed: None

Recused: None

CARRIED

E. **Director's Report**

None

F. **Adjournment**

The Planning Commission meeting was adjourned at 12:11 pm.



CITY OF PITTSBURGH
Planning Commission

Disclaimer

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