



CITY OF PITTSBURGH  
**Planning Commission**

*Meeting Minutes of May 20, 2025*

**In Attendance**

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

Commissioner Peter Quintanilla  
Commissioner Monica Ruiz  
Commissioner Phillip Wuk

**Not Present**

Commissioner Steve Mazza

Commissioner Mel Ngami  
Commissioner Dina Blackwell

**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 2:00 pm by Chair Burton-Faulk

**A. Approval of Planning Commission meeting minutes**

Date: April 22, 2025

Motion: Approve.

Moved by: Mr Wu

Seconded by: Ms Dick

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

Abstained: Ms Ruiz

Opposed: None

Recused: None

CARRIED

**B. Correspondence**

**DCP-ZDR-2023-00370** – 1334 5th Ave

- Mikayla Scheckler
- Dr. Brittany McDonald-Pierce

**C. Plan of Lots**

**1. DCP-LOT-2025-00126** - 329 E Warrington Ave - Major Consolidation, Beltzhoover Neighborhood

Staff: Mr Scheppke

Motion: Preliminarily approve the consolidation and schedule final review June 3, 2025.

Public Comment: None

Moved by: MS Dick

Seconded by: Ms Ruiz

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

Abstained: None

Opposed: None

Recused: None

CARRIED

#### D. Hearing and Action

1. **DCP-ZDR-2023-00370** - 1334 5th Ave, Demolish the existing three-story brick structure, *Bluff Neighborhood*  
Staff: Ms Moradian  
Applicant: John Kamin, for applicant Orbital Engineering - presentation  
Public Comment: Mikayla Scheckler, Real Estate Development Program Manager, Uptown Partners – opposed to demolition without a development plan.  
Commissioners Comments: Ms O'Neill – requested Mr Layman touch on the application and ZBA variances for parking lot. Mr Wu – questions for Mr Kamin and Mr Layman. Ms Burton-Faulk – questions for Mr Kamin, and comments about further dialog with community about possibilities for future development. Ms Ruiz – comments. Mr Wu – comments. Ms O'Neill – comments re steps to take, planning process. Ms Burton-Faulk – comments re visioning process and schedule with community.  
Motion: Continuance just prior to August recess.  
Moved by: Ms O'Neill  
Seconded by: Ms Dick  
In favor: Ms Burton Faulk, Ms Dick, Ms O'Neill, Mr Quintanilla, Ms Ruiz, Mr Wu  
Abstained: None  
Opposed: None  
Recused: None  
CARRIED
  
2. **DCP-MPZC-2025-00049** - Forbes Ave, Amend Duquesne University Institutional Master Plan (IMP), *Bluff Neighborhood*  
Ms O'Neill recused from this hearing item.  
Staff: Ms Tandon  
Applicant: Joe Adiutori, AE Works – presentation.  
Public Comment: None  
Commissioners Comments: Mr Quintanilla – impact of massing of the building in future designs.  
Motion: Approve  
Moved by: Mr Quintanilla  
Seconded by: Ms Ruiz  
In favor: Ms Burton Faulk, Ms Dick, Mr Quintanilla, Ms Ruiz, Mr Wu  
Abstained: None  
Opposed: None  
Recused: Ms O'Neill  
CARRIED
  
3. **BDA-2025-01982** - 901 Liberty Ave, Interior and exterior renovations for change of use to multi-unit residential, *Central Business District*  
Staff: Mr Cancilla  
Applicant: Michael Polite, Sr Vice Pres. for Development, Beacon Communities; Jennifer Szczesniak, PWWG – presentation.  
Public Comment: None  
Commissioners Comments: Ms Dick – comments re more affordable housing downtown. Mr Wu – questions re levels don't align. Each level is connected with interior stairs and elevators. Mr Quintanilla – questions re ground floor commercial space zoning code requirement. Floor area bonus for ground floor commercial but not a requirement. Also, exterior lighting safety levels at ground level.  
Motion: Approve  
Moved by: Ms Dick  
Seconded by: Mr Wu  
In favor: Ms Burton Faulk, Ms Dick, Mr Quintanilla, Ms Ruiz, Mr Wu  
Abstained: Ms O'Neill  
Opposed: None  
Recused: None  
CARRIED

**4. BDA-2025-03473** - 500 Ross St, Install business identification high wall signs, *Central Business District*

Ms O'Neill recused from this hearing item.

Staff: Mr Fraker

Applicant: Bill Kolano, for BNY – presentation.

Public Comment: None

Commissioners Comments: None

Motion: Approve, with condition

Moved by: Mr Wu

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

**E. Director's Report**

None.

**F. Adjournment**

The Planning Commission meeting was adjourned at 3:56 PM.

**Disclaimer**

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