



CITY OF PITTSBURGH  
**Planning Commission**

*Meeting Minutes of June 17, 2025*

**In Attendance**

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

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

**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 2:00 pm by Vice Chair Rachel O'Neill

**A. Approval of Planning Commission Minutes**

Date: May 6, 2025

Motion: Approve.

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Date: May 6, 2025

Motion: Approve.

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

**B. Correspondence**

None

**C. Hearing and Action**

**1. BDA-2025-03744** - 300 5th Ave, Install business identification signage, Central Business District

Vice Chair O'Neill recused from this hearing item

Staff: Ms Moradian

Applicant: Mr Bill Kolano, Kolano Design on behalf of PNC – presentation

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Ms Ngami

Seconded by: Ms Ruiz

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

**2. BDA-2025-02033** - 120 Cecil Place, Exterior and interior renovation to convert the former boiler plant into residential apartments, Central Business District

Staff: Ms Moradian

Applicant: Jennifer Szczesniak, Senior Associate, PWWG Architects – presentation

Public Comment: None

Commissioners Comments: Mr Mazza – comment – concerned about lack of details about the project makes it difficult to support the project. Ms Dick – question about tiles put on what; and is it 100% affordable housing? Ms Ruiz – question about lighting along Cecil Place and types of units. Mr Quintanilla – questions – did not have a briefing on this project? Mr Layman – projects that are exterior renovation or not substantial will not have a briefing. The two different facades do not work with each other. Ms Ngami – questions about the exterior materials; temper the contrast of the tiles.

Recommended to bring in front of CDAP. Mr Mazza – concerns - more details about the new façade, how it is made and assembled, and the load on the building. Ms Dick – Commended on smoke stack sky light. Mr Wu – comments about color contrast and sheen of the façade. Ms Ngami – comments about sheen when there is a castle (PPG) in the background. In favor in moving this forward. Mr Quintanilla – comments about blending with surroundings over contrasting with them. Ms Burton-Faulk – comments about the concerns of the commissioners and to be clear with applicant what they are looking for.

Discussion among commissioners and Zoning staff about comments to see the structural drawings and who the contractors are, bringing back samples of materials, and other review processes to take place.

Motion: Require applicant to go to CDAP to review the design before coming back to Planning Commission.

Requests from commissioners for additional structural drawings or reports, revisit materials, and bring materials samples.

Moved by: Mr Mazza

Seconded by: Ms Dick

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

Abstained: None

Opposed: Ms Ngami, Ms O'Neill, Ms Ruiz

Recused: None

CARRIED

**3. DCP-HN-2025-00110** - Schenley Park Historic Nomination, South Oakland; Squirrel Hill South; Greenfield; Squirrel Hill North; Central Oakland

Staff: Mr Kunak

Applicant: Mr Matthew Falcone representing Preservation Pittsburgh – presentation

Public Comment: None

Commissioners Comments: Mr Wu – process questions – various buildings and sites; are they included in this nomination; will they need historic review to make changes? Ms O'Neill – question about no private ownership involved; and is it designated P (Park); is PACD review required? Any cleaning or repairs need to be reviewed? Mr Quintanilla – question about park boundaries goes over the highway,

does that include the highway under the park as historic? Repair or updates of playing fields – do they need to go to HRC?

Motion: Approval

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

**D. Director's Report**

None

**E. Adjournment**

The Planning Commission meeting was adjourned at 3:24 PM.

**Disclaimer**

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