



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of July 1, 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

Not Present

Commissioner Mel Ngami

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 2:03 pm by Chair Burton-Faulk

A. Approval of Planning Commission Minutes

Date: June 3, 2025

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

B. Correspondence

BDA-2025-00436 – 1233 Penn Avenue

- Geoff Campbell, Strip District Neighbors

DCP-ZDR-2023-00370 - 1334 5th Ave

- James Simon
- Helen Perilloux

C. Hearing and Action

1. DCP-ZDR-2023-00370 - 1334 5th Ave, Demolition of existing 3-story brick structure, Bluff

Staff: Ms Moradian (58:03); and Ms Sharonda Whatley, Asst Dir of Strategic Planning, Interim Neighborhood Planner – spoke about the 2nd DAM meeting (1:03:13).

Applicant: Mr Jon Kamin, Counsel for Property Owner – presentation (1:05:23).

Public Comment: Mikayla Scheckler, Uptown Partners of Pittsburgh – opposed (1:17:41).

Commissioners Comments: Ms Burton-Faulk – questions for Ms Whatley re DAM meetings and participation (1:20:48). Ms Whatley – response, June 16, 2025 and Oct, 2024 (1:21:08). Ms Burton-Faulk – question, they were with the RCOs? (1:21:23). Ms Whatley – Yes (1:21:30). Mr Kamin – offered

to add more information (1:23:37). Ms Burton-Faulk – question re only public testimony and multiple

RCO participation (1:21:49). Ms Whatley – response (1:22:17). Ms O'Neill – questions for Ms Whatley (1:22:49). Ms Whatley – response (1:23:03). Mr Wu – comments (1:23:11). Ms Burton-Faulk – comments (1:23:30). Mr Kamin was requested to comment to add clarity (1:23:42). Ms Burton-Faulk – comments re better understanding for commissioners (1:26:22). Mr Kamin – response (1:27:07). Ms Whatley – response (1:27:26). Mr Mazza – questions re why Uptown Partners did not attend (1:28:18). Dr Brittany McDonald-Pierce – response (1:29:20). Ms O'Neill – clarification and code specifics and building condition (1:31:24). Ms Burton-Faulk – comments (1:34:38). Ms Blackwell – comments and concerns (1:34:56). Ms Burton-Faulk – comments (1:36:44). Mr Kamin – response (1:37:19). Mr Wu – comments re statement of development with a timeline (1:39:21). Mr Mazza – concerns re condition of the building (1:40:40). Ms Ruiz – comments (1:41:24). Ms Burton-Faulk – question re what interim condition of lot would be and depth of commitment made (1:42:30). Ms O'Neill – confirmed surface parking not permitted (1:43:29). Mr Kamin – comments re interim condition of the surface the lot with pervious material (1:44:01). Mr Layman – response re parking compliance fronting on 5th Ave (1:45:40). Ms Burton-Faulk – question re landscaping the lot in the interim (1:47:02). Mr Layman – response (1:47:23). Mr Kamin – response (1:48:17). Mr Wu – comments re post demolition interim plan and a development plan (1:49:05). Mr Kamin – response (1:49:25). Mr Mazza – comments re the owner to maintain the lot (1:49:55).

Motion: approval subject to three conditions: First, that within 15 days of demolition, applicant will submit a plan for landscaping and grading of the site to the Zoning Administrator, and subject to his review and approval. Second, within 18 months of demolition, applicant will submit to the Department of City Planning an application for new development on the site. And third, applicant will commit to working with the community groups and intentionally engaging the Registered Community Organizations for the property, and continue to work with the RCOs within the 18-month period as well as after the 18-month period.

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. BDA-2025-06311 - 322 North Shore Dr, Installation of two business identification high wall signs, North Shore

Staff: Ms Tandon (1:56:33)

Applicant: Mr Bill Kolano, Kolano Design – presentation (1:58:39).

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Mr Wu

Seconded by: Ms Ruiz

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

Abstained: Ms Burton Faulk

Opposed: None

Recused: None

CARRIED

3. BDA-2025-02033 - 120 Cecil Pl, Exterior renovations to convert former boiler plant into residential apartments, Central Business District

Staff: Ms Tandon (2:03:20).

Applicant: Jennifer Szezniak, PWWG Architects, Lisa Carver – presentation (2:07:51).

Public Comment: None

Commissioners Comments: Ms Burton-Faulk – described the panels for those not present in the room (2:17:27) and (2:20:24). Mr Quintanilla – comments re colors; concerns about the material on a residential building instead of a commercial building (2:21:54).

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

4. DCP-HN-2025-00107; DCP-HN-2025-00108; DCP-HN-2025-00109 - Warhol Bridge, Clemente Bridge, and Carson Bridge Historic Nomination, North Shore, Central Business District

Staff: Ms Quinn – presentation (2:24:39).

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

5. DCP-HN-2024-00635 - Aspinwall and Ross Pumping Stations Historic Nomination, Lincoln-Lemington-Belmar

Staff: Ms Quinn – presentation (2:30:29).

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Director's Report

Mr Layman shared two items with the commission, Ms Moradian, is leaving the city for other opportunities, and Mr Cancilla has moved to Development Review Planning Manager within DCP (2:34:56).

E. Adjournment

The Planning Commission meeting was adjourned at 3:34 PM.

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