



CITY OF PITTSBURGH  
**Planning Commission**

*Meeting Minutes of September 9, 2025*

**In Attendance**

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

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

**Not Present**

**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 3:15 pm by Chair Burton-Faulk.

**A. Approval of Planning Commission Minutes**

Date: July 29, 2025

Motion: Approve

Moved by: Ms Blackwell

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

**B. Correspondence**

**BDA-2025-01223 – 217 Halket Street**

- Cn Bob Charland, District 3 City Councilmember

**C. Plan of Lots**

**1. DCP-LOT-2025-00182 – 5834 Mifflin Road, Major Lot Line Revision, Lincoln Place**

Staff: Mr Scheppke, recommended motion to preliminarily approve the lot line revision and schedule final review on Sept 23, 2025.

Public Comments: None

Motion: Preliminarily approve the lot line revision and schedule final review on Sept 23, 2025.

Moved by: Ms Dick

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. **DCP-LOT-2025-00185** – 4942 Glouster Street, Major Subdivision, Hazelwood

Staff: Mr Scheppke, recommended motion to preliminarily approve the subdivision and schedule final review on Sept 23, 2025.

Public Comments: None

Motion: Preliminarily approve the subdivision and schedule final review on Sept 23, 2025.

Moved by: Mr Mazza

Seconded by: Mr Quintanilla

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action**

1. **BDA-2025-01223** – 217 Halket St, Construction of new multi-unit residential, Central Oakland

Staff: Mr Cancilla - recommendation – Planning Commission approve the project development plan, based on the application submitted with conditions: 1) that applicant shall receive final approval from Forestry for the alternative landscape plan for the street trees; 2) the applicant shall receive final approval of the TIS from DOMI; and 3) final construction plans, site plans, and elevation plans receive final approval by the Zoning Administrator prior to receiving the final Record of Zoning Approval (ROZA).

Applicant: Mr Matt Klinzing, Trinitas Development – presentation focusing primarily on four questions raised at a previous briefing: how they are meeting requirements of ADA, on the design of the Halket St pocket parks, on the materiality in context of the immediate surroundings, and providing the shadow study.

Public Comment: None

Commissioners Comments: Mr Mazza – concerns about the swing ratio of the tower cranes, bagging the effected parking spaces, time to offload materials, public safety. Mr Klinzing – response, getting approval from all neighboring sites for swing of the tower cranes over their properties; options for leasing/renting land for laydown area close by to put materials; many things are yet to be finalized. Ms Dick – question about working title of the building. Mr Klinzing – the name is Atmosphere. Mr Quintanilla – questions related to ground floor on Halket PI may have an issue with sunlight for landscaping; access to rear garages. Mr Klinzing – from TIS, parking is directed to Halket PI; how to meet infiltration requirements for stormwater and specific vegetation that will do well in low light; roll-up garage doors will follow color pallet, be durable, and look nice; from Halket St looking through the building, the building separation comes down to grade by is not walkable in between. Ms Adele Beaves, Kimberly Horn - building lighting will illuminate Halket PI, street lighting will remain the same. Ms Burton-Faulk reiterated the recommended conditions for approval from Zoning Administrator. Ms Ngami – comments about greenery on Halket PI staying alive in low light conditions. EIFS material potential for leakage, cracks, and damage is real and suggested a different material that doesn't look so cheap. Buildings in shadow zone should be notified of the casting shadows in winter. Mr Klinzing – response about disparity of density in the area, meeting all the requirements will be mitigating factors for the scale. EIFS material is used with a third-party envelope consultant that ensures details are correct. Plants are critical for the infiltration and water quality so they have to work.

Motion: Approval with conditions as stated in the report.

Moved by: Ms Blackwell

Seconded by: Mr Wu

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

Abstained: None

Opposed: Mr Mazza

Recused: None

CARRIED

2. **DCP-HN-2025-00130** – 320 N Murtland St, Historic Nomination of Westinghouse Park, Point Breeze North

Staff: Ms Reed – the 2022 Homewood Comprehensive Community Plan, Goal 19 mentions

Westinghouse Park. The 2023 Westinghouse Park Master Plan Phase 2 Archeology Survey is currently

being implemented. Recommended motion – Planning Commission votes to provide an affirmative recommendation to City Council regarding the historic designation of Westinghouse Park.

Applicant: Mr Matthew Falcone, Preservation Pittsburgh – presentation, PreservePGH Policy 1.2, Identify and designate additional historic structures, districts, sites, and objects that are potentially eligible for individual nomination as a city-designated historic resource.

Public Comment: None

Commissioners Comments: None

Motion: Positive recommendation to city council for nomination of this park.

Moved by: Ms Ngami

Seconded by: Ms Dick

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

**3. DCP-HN-2025-00140** – 2608 Penn Ave, Historic Nomination of City of Pittsburgh Police Station #3, Strip District

Staff: Ms Reed and Ms Gross, a public hearing of the Historic Review Commission was held August 6, 2025. Recommended motion - Planning Commission votes to provide an affirmative recommendation to City Council regarding the historic designation of Police Station #3.

Applicant: Mr Matthew Falcone, Preservation Pittsburgh – presentation – Strip District Community Master Plan to protect the historic infrastructure of the Strip District, creating an inventory of designations of eligible historic sites. Pursuing listing in the National Register of Historic Places. PreservePGH Policy 1.2, Identify and designate additional historic structures, districts, sites, and objects that are potentially eligible for individual nomination as a city-designated historic resource.

Public Comment: None

Commissioners Comments: None

Motion: Positive recommendation to city council for nomination of this structure.

Moved by: Ms Ruiz

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

**E. Director's Report**

None

**F. Adjournment**

The Planning Commission meeting was adjourned at 4:24 PM.

**Disclaimer**

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