



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of January 14, 2025

In Attendance

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

Chair Lashawn Burton-Faulk

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 4:00 p.m. by Vice Chair Rachel O'Neill

A. Approval of Planning Commission meeting minutes

Date: December 10, 2024

Motion: Approve

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: Ms O'Neill

Opposed: None

CARRIED

B. Correspondence January 14, 2025

Transit Oriented Development Zoning Map Amendments Allyson Knights

- Antionette Dunning
- Councilwoman Gross
- Emily Howe
- Hill CDC Policy Team; Marimba Millions
- John Billings
- Jordan Botta
- Laurel Shoemaker
- Daniel Scheppke
- Marisa Packer
- Sophia Kaulen
- Stacy Desai **Housing Needs Assessment Zoning Text Amendments** Antionette Dunning
 - Andrea Boykowycz
 - Laurel Shoemaker
 - Nicholas Rizzio

- Fineview Community Organization
- Bob Charland

C. Plan of Lots

1. **DCP-LOT-2024-00664 - 8510 Frankstown Ave** Major Consolidation, East Hills

Staff: Ms Krajewski

Public Comment: None

Commissioners Comments: None

Staff Comments: None

Motion: Approval 01/14/25, preliminarily approval 12/10/24

Moved by: Mr Quintanilla

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action - Part 1

1. **Interim Housing (CB 2024-1214)** Zoning text amendment to add "Interim Housing" to Section 911.02, Use Table, and accompanying use standards in Section 911.04, *Citywide*

Staff: Mr Layman

Applicant: Introduce by Cn's Gross and Coghill, Blake Plavchak, Chief of Staff, Cn Coghill; Sean Carter, Legislative Projects Manager for Cn Coghill – Presentation

Public Comment: Carmen Brown, resident – no engagement, will file another notice of appeal; Kim Salinetto, Pres Banksville Civic Assn – in support; more engagement re where to locate; James Murray, Chief of Staff, Cn Deb Gross – read a statement from Cn Gross; Laurie Marbello, on behalf of Cn Kail-Smith

Councilman Reps' Responses to Questions: Mr Murray; Cn Gross; Mr Layman, Zoning Administrator

Commissioners Comments: Ms O'Neill

Motion: Approval with two additional conditions

Moved by: Ms Dick

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

Mr Layman – Pittsburgh 2050 Website, pgh2050.com of the Comprehensive Plan; official launch of the Comp Plan, Jan 30, 2025, at Wintergarden, 1 PPG Place, 5PM -8PM; open call to community members for Comp Plan's Community Working Group; application deadline Jan 31, 2025.

F. Adjournment

The Planning Commission meeting was adjourned at 4:31 p.m.

Disclaimer

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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 enq 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

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of February 11, 2025

In Attendance

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

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

Not Present

Commissioner Mel Ngami

Chair Lashawn Burton-Faulk

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 Vice Chair Rachel O'Neill.

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

None

B. **Correspondence**

Housing Needs Assessment Zoning Amendments – Citywide

- Alisa Grishman
- Charles Smith
- Karryn Lintelman
- Robert Davis
- Ryan Doran
- Silas Russell
- Tina Rogers
- Neil Desai
- Dr. Caitlin Bruce
- Brennan Coleman
- Rebecca Gilbert
- Michelle Hickey Cerminara
- Kara Kimicata
- Megan Tucker
- Fineview Community Organization
- Chapin Czarnecki
- Doug Cerminara
- Connor Dickey

Transit-Oriented Development

- James Lenhart
- Allison Cherry
- Cassandra Logan
- David Allen
- Patricia McMahon

Donny's Place Historic Nomination

- Jackson O'Connell Barlow
- Penny Cuda

- Kaylin Troiano
- Tom Ogden
- Zakk Orszulak
- Amy Kuhre
- Jenny Johnson
- Julia West
- Lindsey Scherloun
- Marin La Martina
- Nettie Glickman
- Valerie Warhol
- Matt Cotter
- Aya Eliza-Christie
- Hannah Woodroofe
- Ricky Kolling
- Orla Pierce
- Bella Hollenbach
- Emily De Ferrari
- Mk Davis
- Rachel Lembeck-Edens
- Jess Gold
- Mark Knobil
- James Bowen
- Jon Farinelli
- Merce Lemon
- Maddalena McDonnell
- Sara Cole
- Carleigh Graves
- Kim Teplitzky
- Teresa Martuccio
- Moirin Reynolds
- Etta Cetera
- Kaitlin Sweeney
- Jazmin Kent-Loera
- Jocelyn Kirkwood
- Luke Niebler
- Sarah Bauer
- Stephanie Flom
- Eriko Hattori
- Samuel Pace
- Fen Stormon
- Claire Matway
- Kirsten Rokke
- Dade Lemanski
- Claire Blaha
- Hannah Turpin
- Nicole Ollinger
- Celeste Neuhaus
- Claude LaVallée
- John Carson
- Erika Johnson
- Jacob Klinger
- Nicole Sanna
- Katherine Anderson
- lizzie anderson
- Seth Payne
- Thom Astroyan
- Dan Yablonsky
- Mary Tremonte
- Remy Garland
- Ben Grubb
- Christy Owens
- Gina Favano
- Stephanie Dax
- Clove Roses
- Redding Jackson
- Andi Eliza-Christie
- H. Caleb Gamble
- Michelle King
- Caldwell Linker
- Sierra W
- Erika Kestenberg
- Cynthia Crabb
- Rayden Sorock
- Edwin Everhart
- Tiffany Wilhelm
- Shaun Slifer

C. Plan of Lots

1. **Bench Way** - Major Consolidation 1, *New Homestead Neighborhood*

Staff: Mr Schepcke

Recommendation: Preliminarily approval the Bench Way consolidation and schedule final review on February 25, 2025

2. **42 43rd Street** - Major Consolidation 1, *Central Lawrenceville Neighborhood*

Staff: Mr Schepcke

Recommendation: Preliminarily approve the 42 43rd Street consolidation with final review scheduled on February 25, 2025

3. Bedford Avenue - Major Subdivision 1, *Crawford-Roberts Neighborhood*

Staff: Mr Scheppke

Recommendation: Preliminarily approve the Bedford Avenue subdivision with final review scheduled on February 25, 2025

4. Josephine Street - Major Subdivision 1, *South Side Slopes Neighborhood*

Staff: Mr Scheppke

Recommendation: Preliminarily approve the Josephine Street subdivision with final review scheduled on February 25, 2025

Public Comment: None

Commissioners Comments: None

All plans of lots were heard as one batch.

Motion: Approve

Moved by: Mr Mazza

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action – Part 1

1. BDA-2025-00267 - 50 Market Square - Market Square Enhancements, *Central Business District*

Staff: Mr Cancilla

Applicant: Jeremy Walter, Pres & CEO of Pittsburgh Downtown Partnership; Kim Cooper, Lisa Switkin - presentation

Public Comment: None

Commissioners Comments: Mr Mazza – questions re price tag & pavers with donor names or similar and dimensions of anchor structure; Ms Ruiz – questions re deliveries; Mr Wu – questions re layout of the square; Mr Quintanilla – questions re speaker system for events, anchor structure lighting, mast poles, and lighting in the trees, restrooms; Ms Dick – questions re accessibility features, outdoor seating and railing around areas, open sidewalks; Ms O'Neill – closure schedule

Motion: Approval

Moved by: Mr Quintanilla

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Hearing and Action – Part 2

1. Transit Oriented Development Zoning Map Amendments - Market Square Enhancements, *Polish Hill, Lower Lawrenceville, Sheraden, Crafton Heights, Beltzhoover and Mount Washington Neighborhoods*

Continued to Planning Commission hearing scheduled February, 25, 2025

F. Director's Report

None

G. Adjournment

The Planning Commission meeting was adjourned at 2:03 PM.

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notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of February 25, 2025

In Attendance

Chair Lashawn Burton-Faulk

Secretary Holly Dick

Commissioner Dina Blackwell

Commissioner Steve Mazza

Commissioner Peter Quintanilla

Commissioner Monica Ruiz

Commissioner Phillip Wu

Commissioner Mel Ngami

Not Present

Vice-Chair Rachel O'Neill

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 p.m. by Chair Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: January 14, 2025

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Ngami

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

Housing Needs Assessment Zoning Amendments – Citywide

-
-

Transit Oriented Development – Citywide

- Julia Gonzalez
-

C. Plan of Lots

1. Bench Way - Major Consolidation 1, *New Homestead Neighborhood*

Staff: Ms Krajewski

Recommendation: approve the Bench Way consolidation

2. 42 43rd Street - Major Consolidation 1, *Central Lawrenceville Neighborhood*

Staff: Ms Krajewski

Recommendation: approve the 42 43rd Street consolidation

3. Bedford Avenue - Major Subdivision 1, *Crawford-Roberts Neighborhood*

Staff: Ms Krajewski

Recommendation: approve the Bedford Avenue subdivision

4. Josephine Street - Major Subdivision 1, *South Side Slopes Neighborhood*

Staff: Ms Krajewski

Recommendation: approve the Josephine Street subdivision

Public Comment: None

Commissioners Comments: None

All plans of lots were heard as one batch.

Motion: Approve

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action

1. DCP-MPZC-2024-00678 - 27th Street, Smallman Street, 29th Street, and the southern shore of Allegheny River, The 3 Crossings 2.0 Master Development Plan to amend the XWF1 PDP, *Strip District Neighborhood*

Staff: Ms Moradian

Applicant: Steve Mahoney; Branden Guy, Oxford Development; Jonathan Glance, Arch, LGA – presentation

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Ms Ruiz

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. DCP-ZDR-2024-08205 - 2121 Smallman Street, Amendment to approved Brickworks residential development, *Strip District Neighborhood*

Staff: Mr Fraker

Applicant: Joe Antunovich, CEO & Founder, Antunovich Associates; Jeff Campbell, Arch, Rothschild Doyno Collaborative – presentation

Public Comment: None

Commissioners Comments: Ms Blackwell – comments re project & landscaping, green. LEED standards, & stormwater. Ms Ngami – question re exterior color pallet. Mr Quintanilla – questions re lighting, security for walkway corridor; exterior amenity space.

Motion: Approval with two conditions

Moved by: Ms Blackwell

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

3. DCP-ZDR-2024-07647 - 1712 5th Ave, Full demolition of two-story structure, *Bluff Neighborhood*

Staff: Mr Fraker

Applicant: Susan Monteverdi, Olivia Minifield - presentation

Public Comment: None

Commissioners Comments: Mr Mazza – questions re backfill foundation & remediation of the building. Ms Minifield – debris removed and clean fill with topsoil, then seed and straw; no asbestos found. Ms Blackwell – question re if demoed, plan for development of the space. Ms Monteverdi – plan to sell the whole block for development. Ms Burton-Faulk – questions re working with the RCO for adaptive reuse, have you explored the rehab. Ms Monteverdi – no plans, want to demolish the building and leave grass there. Ms Blackwell – comments. Ms Monteverdi – talked to Uptown Partners, they might have someone to buy the property. Ms Burton-Faulk – take opportunity to reengage with UP. Ms Ruiz – comments. Mr Wu – question re when the building was built; original façade or a skin added at some point; asking for feedback from RCO's and community group; letter of recommendation or something to bring back to PC. Ms Minifield – had a DAM meeting; it's a public safety issue; next steps to do. Ms Burton-Faulk – come back with plan and documentation for something other than demolition. Motion: Continue project with condition the applicant provide evidence they have explored alternatives to demolition, including adaptive reuse of existing structures on the site, as well as a letter from UP in support or opposed.

Moved by: Ms Blackwell

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

4. DCP-ZDR-2025-00377 - 1636 and 1634 5th Ave, Full demolition of three structures for future mixed-use residential building, *Bluff Neighborhood*

Staff: Mr Fraker

Applicant: Amana Markovick, GBBN; Scott Stough, CEO, Stough Family 4 LLC - presentation

Public Comment: None

Commissioners Comments: Ms Blackwell – question re the state of the building. Mr Quintanilla – comments. Mr Mazza - comments. Ms Burton-Faulk – comments. Ms Blackwell – asked to hear from staff about the motion for continuance Mr Wu – question to clarify the motion to approve the demolition.

Motion: Approve demolition with conditions from the continuance to can provide evidence they have explored alternatives to demolition, including adaptive reuse of existing structure on site; and should the adaptive reuse be prohibitive, applicant will use building materials and design features in any new future construction at the site

Moved by: Mr Mazza

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: Ms Ngami

CARRIED

***** Note: Transit Oriented Development Zoning Map Amendments have been continued to the March 11, 2025, meeting. *****

E. Director's Report

None

F. Adjournment

The Planning Commission meeting was adjourned at 3:57 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of March 11, 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 Mel Ngami

Not Present

Commissioner Steve Mazza

Commissioner Peter Quintanilla

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 p.m. by Chair Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: February 11, 2025

Motion: Approve

Moved by: Ms Dick

Seconded by: Ms Ruiz

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

Date: February 25, 2025

Motion: Approve

Moved by: Mr Wu

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

B. Correspondence

Donny's Place Historic Nomination

- Kassandra Manasse
- Jacob Klinger
- Ben Fiorillo
- Amalia Tonsor

DCP-ZDR-2024-08205 - 2121 Smallman Street (Brickworks)

- Councilman Bobby Wilson
- Strip District Neighbors

C. Plan of Lots

None

D. Hearing and Action

1. BDA-2025-00264 - 801 Penn Ave, New parks and open space use, *Central Business District Neighborhood*

Commissioners Ngami and O'Neill recused from this hearing item.

Staff: Mr Cancilla

Applicant: Ms Kendra Whitlock-Ingram, President and CEO, Pittsburgh Cultural Trust and Sanjukta Sen, Director, Field Operations – presentation

Public Comment: None

Commissioners Comments: Ms Blackwell – comments. Mr Wu – comments. Ms Ruiz – comments. Ms Burton-Faulk – Comments.

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: Ms Ngami, Ms O'Neill

CARRIED

2. BDA-2025-01245 - 106 Isabella St., Install business High-Wall identification signage, *North Shore Neighborhood*

Staff: Ms Moradian

Applicant: Bill Kolano, Kolano Design – presentation

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Ms Dick

Seconded by: Ms O'Neill

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

Mr Layman presented the Director's Report re transit-oriented development. Paused to reassess approach to transit-oriented development zoning changes and engage a variety of stakeholders to ensure any resulting development is consistent with both best practices with TOD and community priorities.

F. Adjournment

The Planning Commission meeting was adjourned at 2:58 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of March 25, 2025

In Attendance

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

Commissioner Peter Quintanilla
Commissioner Phillip Wu

Not Present Commissioner Monica Ruiz
Commissioner Dina Blackwell

Commissioner Mel Ngami
Commissioner Steve Mazza

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 2:10 p.m. by Chair Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: March 11, 2025

Motion: Approve

Moved by: Ms Quintanilla

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

DCP-HN-2024-00641 (Donny's Place Historic Nomination) – 1226 Herron Avenue

- David Vatz, Pro-Housing Pittsburgh
- Melissa McSwigan, Preservation Pittsburgh

C. Plan of Lots

None

D. Hearing and Action

1. DCP-ZDR-2024-01984 - 4527 Winthrop St, Construction of a new single-story restaurant service building, North Oakland Neighborhood

Staff: Mr Cancilla

Applicant: Ryan Indovina, Principal, Indovina Associates Architects – presentation

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Mr Wu

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

2. BDA-2025-01589 - 116 15th St., Install two business identification high wall signs, *Strip District Neighborhood*

Staff: Ms Tandon

Applicant: Bill Kolano, Kolano Design – presentation

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Mr Quintanilla

Seconded by: Ms O'Neill

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

Abstained: None

Opposed: None

Recused: None

CARRIED

3. DCP-HN-2024-00641 - 1226 Herron Ave., Nomination of Donny's Place for historic designation, *Polish Hill Neighborhood*

Staff: Ms Quinn

Applicant: Elizabeth Anderson, Dade Lemanski, and Matt Cotter – presentation. John Kamin, on behalf of the estate of Donny Thinnies – presentation.

Questioned by Mr Kamin: Tom Yargo, Exec Dir of Estate of Donald Thinnies – opposed. Chuck Honse, co-owner of Holiday Bar – nothing occurred at Donny's that also occurred at other bars, gay or straight. Bill Hileman, patron of Donny's Place and creator of Planet Q newspaper – all the bars participated in testing, and connecting to research. The history is in the people that passed through the bar. Marty Healey – Donny wished to develop the property for his heirs. Better ways to commemorate the history. Jerry Morosco, preservation architect – using historic review to

Ms O'Neill – comments about the commission's role in the nomination. None of the options in front of Planning Commission does not prevent the nomination from moving to City Council. The commission has a very limited role, Section 1101.03G.

Public Comment: Nick Rizzio, resident – urged a negative recommendation. Jack Billings, resident – opposed, urged a negative recommendation. Dan Yablansky, Pittsburghers for Public Transit – opposed. Penny Cuda, resident – in support. James Murray, Chief of Staff, Cn Deborah Gross – in support. Melissa McSwigan, Preservation Pittsburgh – in support. Etta Cetera, resident – in support. Catherine Anderson, resident – in support. Jacob Klinger, resident – in support.

Commissioners Comments: Ms Burton-Faulk – questions about the fire, property under agreement, and comments not to make a recommendation. Mr Wu – comments on conditions, building is not wanted by the owners, suggestion for an interpretive landmark, sign, or other designation instead. Ms O'Neill – the history of this site deserves something meaningful on the site, as Mr Wu mentioned.

Motion: Negative recommendation to council, or recommendation against historic designation.

Moved by: Ms Burton-Faulk

Seconded by: Mr Wu

Vice Chair O'Neill took a roll call vote.

In favor: Ms Burton Faulk, Ms Dick, 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 4:11 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of April 8, 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 2:00 pm by Chair Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: None

B. Correspondence

DCP-HN-2024-00641 (Donny's Place Historic Nomination) – 1226 Herron Avenue

- Gwyn Cready, Board member, Allies for Health and Wellbeing.

C. Plan of Lots

1. Lytle Street – DCP-LOT-2025-00070 - Major Subdivision 1, Hazelwood Neighborhood

Staff: Mr Schepke

Motion: Preliminarily approve with final approve 04/22/2025.

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

D. Hearing and Action

1. DCP-ZDR-2025-00977 - 1243 Penn Ave, 1241 Penn Ave, 1237 Penn Ave, and 1233 Penn Ave, Demolition of existing buildings to expand the Heinz History Center, *Strip District Neighborhood*

Staff: Ms Moradian

Applicant: Chip Desmone, Desmone Architects; Andy Masich, Pres, Heinz History Center; Becky Lowe, Desmone Architects; Pete Mastro, M3cm Consulting, LLC – presentation

Public Comment: None

Commissioners Comments: Mr Mazza – comments about the expansion. Ms Dick – question. Mr Wu – asked for discussion on condition of 1233 Penn Ave. Ms O’Neill – question.

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Mr Mazza

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

E. Director’s Report

Ms Whatley - Great Hill District Master Plan wrap up. Draft document is live on EngagePGH.

F. Adjournment

The Planning Commission meeting was adjourned at 2:25 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of April 22, 2025

In Attendance

Chair Lashawn Burton-Faulk
Secretary Holly Dick

Commissioner Dina Blackwell
Commissioner Peter Quintanilla
Commissioner Phillip Wu

Not Present Vice-Chair Rachel O'Neill
Commissioner Mel Ngami

Commissioner Monica Ruiz
Commissioner Steve Mazza

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 Lashawn Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: March 25, 2025

Motion: Approve.

Moved by: Mr Quintanilla

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

None.

C. Plan of Lots

1. DCP-LOT-2025-00070 - Lytle Street - Major Subdivision 2, Hazelwood Neighborhood

Staff: Mr Schepke

Motion: Approve.

Moved by: Ms Dick

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action

1. DOMI Residential Parking Permit Update, Reduction of Area EE in the Residential Parking Permit Program, *Point Breeze Neighborhood*

Staff: Mr Fraker

Applicant: Rylan Seifert, DOMI – presentation

Public Comment: None

Commissioners Comments: Mr Quintanilla – comments and recommendation.

Motion: Approval

Moved by: Mr Quintanilla

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. BDA-2024-06067 - 4 Smithfield St - Exterior renovations, Central Business District Neighborhood

Staff: Mr Fraker

Applicant: Jeff Campbell, Principal, Rothschild Doyno Collaborative; Jared Miller, Vice President of Development at Woda Cooper Companies; Tara Ernest, Project Architect, Rothschild Doyno Collaborative; Michael McCormick, Landscape Engineer, Gateway Engineers – presentation.

Public Comment: None

Commissioners Comments: Ms Dick – questions about completion and market/affordable rate, working name. Mr Quintanilla – comments and questions about façade design.

Motion: Approval, conditions

Moved by: Mr Quintanilla

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

Mr Layman - Angie Martinez, Asst Dir, DOMI; and Katie Wettick, Sr ROW Manager, DOMI. Want Planning Commission to know what DOMI does, what DOMI is responsible for; its five goals; organization chart; focus on development review and right-of-way management; published guidelines; permitting; ROW improvement plans; traffic impact studies (TIS); looking forward; and Vision Zero.

Commissioners Comments: Ms Burton-Faulk. Ms Dick – questions about curbside policies and safer sidewalks (Critical Sidewalk Gap), utility betterments. Ms Blackwell – comments and questions about more community engagement and Project 2050 Plan. Mr Wu – question about maintaining things in ROW belongs to whom? Controlling traffic – DOMI, other things – DPW.

F. Adjournment

The Planning Commission meeting was adjourned at 3:07 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of May 06, 2025

In Attendance

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

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

Not Present

Commissioner Monica Ruiz

Chair Lashawn Burton-Faulk

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 meeting minutes**

None

B. **Correspondence**

None

C. **Hearing and Action**

1. **BDA-2024-07516** - 3300 Preble Ave, New construction of wet weather pump station on ALCOSAN campus, Marshall-Shadeland

Staff: Mr Fraker

Applicant: Jeff Argyros, Manager of Capital Projects, ALCOSAN; Heather Dodson, Senior Manager & Jeff Ifft, Managing Engineer, Brown & Caldwell; Matt Conti, Architect, evolve EA – presentation

Public Comment: None

Commissioners Comments: Ms Blackwell – questions about storm water exemption and smell; comments re architecture.

Motion: Approval

Moved by: Mr Mazza

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. **BDA-2025-00439** - 709 N Aiken Avenue, Construct addition to existing school (The Neighborhood Academy), Stanton Heights

Staff: Mr Cancilla

Applicant: Sean Donnelly, Project Manager, Gateway Engineers; Thomas Wippenbeck, Regional Manager, Schradergroup; Dr Anthony Williams, Head of School, Neighborhood Academy – presentation
Public Comment: None
Commissioners Comments: Mr Wu – comments. Ms Blackwell – questions about tree removal and landscaping for stormwater.
Motion: Approval, with one condition
Moved by: Mr Mazza
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Dick, Mr Mazza, Ms Ngami, Ms O'Neill, Mr Quintanilla, Mr Wu
Abstained: None
Opposed: None
Recused: None
CARRIED

D. Director's Report

Sharonda Whatley, Asst Dir Strategic Planning – update on the Greater Hill District Master Plan.

E. Adjournment

The Planning Commission meeting was adjourned at 2:52 PM.

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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.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of June 3, 2025

In Attendance

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

Commissioner Dina Blackwell
Commissioner Peter Quintanilla
Commissioner Phillip Wu

Not Present

Commissioner Steve Mazza

Commissioner Mel Ngami
Commissioner Monica Ruiz

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 2:37 pm by Chair Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: May 20, 2025

Motion: Approve.

Moved by: Ms O'Neill

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

DCP-HN-2025-00088 – Anathan House

- Melissa McSwigan

BDA-2024-08230 - Mendel Hall Demolition and Open Space Project

- Marimba Milliones President and CEO of the Hill District

C. Plan of Lots

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

Staff: Mr Schepcke

Motion: Approve

Public Comment: None

Moved by: Ms Blackwell

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action

- 1. BDA-2025-02801 and BDA-2025-02820** - 819 & 821 Penn Ave, Interior and exterior renovations, *Central Business District*

Ms O'Neill recused from this hearing item.

Staff: Ms Moradian

Applicant: Chris Guianon, Architect, GBBN on behalf of the Pittsburgh Cultural Trust - presentation

Public Comment: None

Commissioners Comments: None

Motion: Approve based on the criteria in the commission's report

Moved by: Ms Dick

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

- 2. BDA-2024-07863** - 4720 5th Ave, New construction of Central Catholic Student Center, *Squirrel Hill North Neighborhood*

Ms O'Neill recused from this hearing item.

Staff: Mr Cancilla

Applicant: Mike Smith, HDG Architects – presentation, with Matthew Stoessel, President, Central Catholic High School

Public Comment: None

Commissioners Comments: None

Motion: Approve

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

- 3. DCP-HN-2025-00088** - 620 Murray Ave, Anathan House Historic Nomination, *Squirrel Hill North Neighborhood*

Staff: Ms Quinn

Applicant: Matthew Falcone, Vice Pres, Natl Council of Jewish Women Pittsburgh Section – presentation.

Public Comment: None

Commissioners Comments: Ms Dick – question re any other programming taking place in the building currently?

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Mr Quintanilla, 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 3:29 PM.

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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.

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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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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of July 15, 2025

In Attendance

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

Commissioner Peter Quintanilla
Commissioner Phillip Wu

Not Present

Commissioner Mel Ngami

Commissioner Steve Mazza
Commissioner Monica Ruiz

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 3:34 pm by Chair Burton-Faulk

A. Approval of Planning Commission Minutes

Date: July 1, 2025

Motion: Approve

Moved by: Mr Wu

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

Greater Hill District Master Plan

- Craig Dunham, Representative to Pittsburgh Arena Real Estate Development (PAR)

C. Hearing and Action

1. BDA-2025-00436 - 1233 Penn Ave, Expansion of the Heinz History Center, Strip District

Staff: Ms Tandon (2:38:05)

Applicant: Mr Chip Desmone, CEO – presentation (2:41:00). Also present, Ms Becky Lowe, Associate, Desmone Architects; Mr Andy Masich, President & CEO, Heinz History Center; and Mr Pete Mastro, DBIA, LEED AP, M3CM Consulting.

Public Comment: None

Commissioners Comments: Ms Blackwell – Commended Desmone on a wonderful job and design.

Motion: approval

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: Ms O'Neill
Opposed: None
Recused: None
CARRIED

2. DCP-ZDR-2025-00892 - 46 Beehive St., Installation of two high wall signs, Hazelwood
Vice Chair O'Neill recused from this hearing item.

Staff: Mr Cancilla (2:54:46)

Applicant: Mr Bill Kolano, Kolano Design – presentation (2:57:18)

Public Comment: None

Commissioners Comments: None

Motion: Approval

Moved by: Mr Wu

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

D. Director's Report

Mr Dash, Deputy Director of City Planning - two items regarding the Comp Plan, 1. Public Forum Event July 15, 2025, on prioritization exercises, and 2. State of Just Pittsburgh Report is the next deliverable to be released, which contains 20 topic area audit books over the 20 kinds of major topics that have been kind of brought forth so far into this process, and have been distilled into five major themes which are part of the state of the Just Pittsburgh reports. The next event will be August 19, 2025. (3:02:01)

Mr Corey Layman, Zoning Administrator – Celebrating a happy Kate Rakus Day established July 15, 2019 and every July 15 into the future. (3:04:49)

E. Adjournment

The Planning Commission meeting was adjourned at 4:05 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of July 29, 2025

In Attendance

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

Commissioner Phillip Wu
Commissioner Steve Mazza
Commissioner Mel Ngami

Not Present

Commissioner Peter Quintanilla

Commissioner Monica Ruiz

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 2:21 pm by Chair Burton-Faulk

A. Approval of Planning Commission Minutes

Date: July 15, 2025 (1:01:34)

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

DCP-MPZC-2025-00129 Council Bill (2025-1417)

- Paul Larrie

DCP-ZDR-2024-02900 the field at Hazelwood Green

- Sonia Tillman, Hazelwood Initiative
- Tim Smith, Center of Life

C. Hearing and Action

1. BDA-2025-04652 - 1201 Wylie Ave, High Wall Sign for Citizens Live at the Wylie Theatre, Lower Hill District

Vice Chair Rachel O'Neill recused from this hearing and action item.

Staff: Mr Fraker (1:05:59)

Applicant: Mr Bill Kolano, Kolano Design, on behalf of Live Nation for Citizens Live at the Wylie – presentation. (1:08:39)

Public Comment: None

Commissioners Comments: None

Motion: Approval, with the condition that the final construction plans, including site plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

~~2. **DCP-HN-2025-00140** - 2608 Penn Ave, Historic Nomination of City of Pittsburgh Police Station #3, Strip District~~

~~**This Hearing and Action item has been postponed until September 9, 2025.**~~

3. **DCP-ZDR-2024-00328** - 900 Freeport Rd, Conditional Use for new construction and site work at the Aspenwall Water Treatment Plant, Lincoln-Lemington-Belmar Neighborhood

Staff: Mr Fraker (1:15:19)

Applicant: Heather Dodson, Brown and Caldwell, Consulting Project Manager for the Aspenwall Clearwell Project (1:20:56) & (1:23:33) & (1:41:32); Sonia Svihla, Associate Project Manager with Pittsburgh Water (1:21:57); Christine Mondor, owner and architect for Evolve(1:34:14); Rachel Beam, Chief Engineering Officer with Pittsburgh Water; Barry King, Director of Engineering and Construction; Andy Mitchell, Principal in Charge with Brown and Caldwell; and Gabe Skamla, Project Architect with Evolve – presentation

Public Comment: None

Commissioners Comments: None

Motion: Positive recommendation to City Council with two conditions: that the final construction plans, including site plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record Of Zoning Approval; and that the applicant pay the established final fee for the tree removal prior to issuing the Record of Zoning Approval.

Moved by: Ms Ngami

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

4. **DCP-MPZC-2025-00159 (Council Bill 2025-1938)** - Zoning Map Amendment for Fort Pitt Park, Garfield Neighborhood

Staff: Mr Cancilla (1:47:45)

Applicant: Ms Isabella Gross – presentation (1:52:07)

Public Comment: Mr Kuwame Kinsel, Spec Prog Mgr Bloomfield/Garfield Corp – in support (1:59:09)

Commissioners Comments: Ms O'Neill – comments (2:02:13).

Motion: To make a positive recommendation to City Council for Council Bill 2025-1938 which would rezone these parcels from the various residential districts to Park District.

Moved by: Ms Dick

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

5. **DCP-ZDR-2024-02900** - 4942 Gloster St, Construction of new multi-sport athletic field and temporary parking lots, Hazelwood Neighborhood

Vice Chair Rachel O'Neill recused from this hearing and action item.

Staff: Mr Cancilla (2:05:13)

Applicant: Mr Austin Gelbard, Managing Director at Tishman Spire (2:09:56); David White, Project Architect, Populace (2:14:16) & (2:27:24); and Joe Hackett, LBA Landscape Architecture (2:20:03) – presentation

Public Comment: Mr Eric Day, resident – opposing comments about additional meetings; expanded list of events/activities for the field; users of the field; materials used in the site (2:31:29).

Commissioners Comments: Mr Wu – questions about parking & plans for it(2:36:11); landscaping plans (2:39:09). Mr White – response (2:36:50) & (2:39:21). Ms Burton-Faulk – comments addressing Mr Day's concerns; clarification about reducing exposure to heat, etc. (2:40:12) & (2:41:41) & (2:41:58). Mr Cancilla – response (2:40:55) & (2:41:53). Mr Wu – questions about shade and under bleachers space (2:45:01). Mr Hackett – response (2:45:27).

Motion: Approval with the conditions that final construction plans and site plans are approved by the Zoning Administrator prior to final zoning approval.

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: Ms Dick

Recused: Ms O'Neill

CARRIED

6. DCP-MPZC-2025-00129 (Council Bill 2025-1417) - 2819 Shadeland Ave, Zoning Map Amendment for the former Horace Mann School site, Marshall-Shadeland Neighborhood

Chair Burton-Faulk recused from this hearing and action item.

Vice Chair O'Neill chaired this hearing item.

Staff: Mr Fraker (2:47:38)

Applicant: Cn Lavelle (2:54:12) and Mr Mark Ley, Partner at Black River Real Estate Development (2:56:41) – presentation

Public Comment: Ms O'Neill went over the rules (3:01:14). Mr Christopher Olde, resident – in support (3:01:25). Ms Angel Gober, Marshall/Shadeland Civic Group – strong support (3:04:11).

Commissioners Comments: Ms O'Neill asked a question to the applicants (3:06:18). Mr Layman responded to a question from Ms O'Neill about DCP proposing condition of recommendation of base height of 45 ft (3:06:53). Mr Ley – response to question (3:07:53). Mr Wu – favorable comments about the project (3:08:21). Ms O'Neill – comments about what is being proposed; spot zoning (3:10:23).

Motion: To make a positive recommendation on Council Bill 2025-1417 to Urban Center Mixed Use parcels 45-A, 166, and 45-E- 43 in the Marshall-Shadeland neighborhood with a condition that the maximum and minimum height map be overlaid on the subject parcels with a base height of 45 ft and a maximum height of 65 ft with performance points.

Moved by: Ms Ngami

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Ms Burton Faulk

CARRIED

7. Outdoor Retail Sales and Service Legislation - Zoning Code Text Amendment regarding Outdoor Retail Sales and Service Uses, Citywide

Staff: Mr Dash (3:14:03) & (3:26:17), Ms Bender (3:15:51), Ms Hill (3:20:10) - presentation.

Public Comment: Mr Howard Todd, resident – opposed (3:30:21). Mr Nicholas Versich, resident – opposed (3:34:14). Ms Melissa Larrick, Exec Dir, Pittsburgh Brewers Guild – in support (3:37:39). Mr Matt Buchholz, resident & store owner – in support (3:40:39).

Commissioners Comments: Mr Dash – comments on locations where vendors would be permitted per the zoning code (3:42:54). Ms Burton-Faulk – comments (3:43:43). Mr Wu – comments from planning

perspective (3:45:22). Mr Dash – clarification on comments (3:46:31). Ms Dick – comments re responsibility to keep sidewalk rights of way open to all traversing them (3:38:14). Ms O’Neill – technical questions of the language in the code and if a ROZA is required (3:48:51). Mr Dash – response (3:50:33). Ms O’Neill – further comments re certificates of occupancy for brick and mortar businesses (3:51:57). Mr Wu – comments (3:53:23).

Motion: Recommendation to City Council, understanding there'll be more discussions.

Moved by: Ms O’Neill

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms Ngami, Ms O’Neill, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Director’s Report

Comprehensive Plan update (3:56:08).

E. Adjournment

The Planning Commission meeting was adjourned at 5:23 PM.

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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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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of September 23, 2025

In Attendance

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

Commissioner Monica Ruiz
Commissioner Phillip Wu

Not Present

Commissioner Steve Mazza

Commissioner Mel Ngami
Commissioner Peter Quintanilla

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 1:00 pm by Vice Chair Rachel O'Neill.

A. Approval of Planning Commission Minutes

Date: September 9, 2025

Motion: Approve

Moved by: Ms Burton-Faulk

Seconded by: Ms Ruiz

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

B. Correspondence

Council Bill 2025-1993 (DCP-MPZC-2025-00195)

- Mike Holohan
- Sonya Tilghman, Hazelwood Initiative
- Rev. Micahel Murray, Greater Hazelwood Community Collaborative
- Jesse J. Zirillo, Lewis Brisbois, on behalf of Republic Services
- Cn Barbara Warwick, City Council, District 5
- William Sittig, Sittig Cortese, on behalf of CSX
- Samuel H. Simon, Houston Harbaugh, on behalf of Allegheny Valley Railroad
- Jack Billings

Demolition of 1334 Fifth Avenue

- Mikayla Scheckler, Uptown Partners

BDA 2025-01706 (Eliza Street)

- Jack Billings

Council Bill 2025-1925 and 2025-1926

- Jack Billings

C. **Plan of Lots**

1. **DCP-LOT-2025-00235** – 2265 BEDFORD AVE, Major Subdivision, Bedford Dwellings
Staff: Ms Krajewski, recommended motion to preliminarily approve DCP-LOT-2025-00235 and schedule final review on October 7th, 2025 (11:35)
Public Comments: None
2. **DCP-LOT-2025-00182** – 5834 Mifflin Road, Major Lot Line Revision, Lincoln Place
Staff: Ms Krajewski, recommended motion to approve DCP-LOT-2025-00182.
Public Comments: None
3. **DCP-LOT-2025-00185** – 4942 Gloster Street, Major Subdivision, Hazelwood
Staff: Ms Krajewski, recommended motion to approve the Mifflin Road lot line revision.
Public Comments: None
Motion: To preliminarily approve the major subdivision at Bedford Dwellings, and to approve the major lot line revision at Lincoln Place and major subdivision in Hazelwood as outlined.
Moved by: Ms Ruiz
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. **Hearing and Action – Part 1**

1. **DP-2025-04769 – 2018 5th Ave**, Bluff, Demolition of rear addition, Bluff
Staff: Mr Cancilla - recommendation that the Planning Commission of the city of Pittsburgh approve the public realm project development plan DP-2025-04769 based on the application filed by Alina Keebler on behalf of Todd Keebler, the property owner (17:02).
Applicant: Todd Keebler, owner – presentation (19:30).
Public Comment: None
Commissioners Comments: Ms Dick – question - will they be rental units? (30:18)
Motion: Approval
Moved by: Ms Burton-Faulk
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Ms Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: None
CARRIED

2. **BDA-2025-01706 – 4612 Lytle St**, Construction of new multi-unit residential in Hazelwood Green, Hazelwood

Vice Chair O'Neill read in this meeting item and recused from its hearing and action.
Staff: Mr Cancilla – recommended motion from city planning staff is that the Planning Commission of the city of Pittsburgh approve the final land development plan BDA-2025-01706 based on the application filed by Module Housing on behalf of the property owners with the following conditions: 1. that the applicant meet any inclusionary housing standards of Council Bill 2025-1545 that are applicable to the project as presented to the Planning Commission should the zoning text amendment be enacted into law by the city of Pittsburgh; 2. that the final construction plans including site plans and elevations be reviewed and approved by the Zoning Administrator prior to the issuance of final Record of Zoning Approval (31:24).
Applicant: Brian Gaudio, CEO, Module Housing; Craig Riegelneegg, Architect – presentation (38:48).
Public Comment: Mr Jack Billings, Research Committee Chair, Pro Housing Pittsburgh – strongly in favor (58:24). Mr Chris Beam – in favor (1:01:36).
Commissioners Comments: Ms Dick – questions – assumed there is no basement, and is there a concrete slab with the piping and wiring underneath or on top (1:02:50)? Mr Riegelneegg – response – will be built on a 4 ft crawl space to allow space for pipes and utilities with a mud slab and vapor retarder and radon control (1:03:08).

Motion: Approve 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 Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: Ms O'Neill
CARRIED

3. BDA-2024-03920 – 2837 New Beaver Ave, Construction of new addition within riparian buffer, Marshall-Shadeland

Staff: Ms Krajewski - Recommended motion - that the Planning Commission approve BDA- 2024-03920 based on the application filed by Centaur Inc. on behalf of Duquesne Light Company with the following conditions: 1. the Department of Mobility and Infrastructure shall review and approve all DOMI permits and construction management plans prior to issuing of the Record of Zoning Approval; 2. the final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and 3. the applicant shall pay the \$8,324.30 30 cent contribution to the Public Art Trust Fund prior to issuance of the Record of Zoning Approval (1:05:55).

Applicant: Andrew Gentilcore, Manager, Facilities Projects at Duquesne Light Company – presentation (1:09:20).

Public Comment: None

Commissioners Comments: None

Motion: Approve subject to the conditions read in (1:17:39)

Moved by: Ms Ruiz

Seconded by: Ms Burton-Faulk

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Hearing and Action – Part 2 2:25pm

DCP-MPZC-2025-00195 (Council Bill 2025-1993) Zoning Map Amendment for the Hazelwood RIV-GI District Hazelwood

Staff: Ms Tandon - recommendation – that the Planning Commission of the city of Pittsburgh makes a positive recommendation on Council Bill 2025-1993 or master plan zone change application DCP- MPZC- 2025-00195 for a zoning map amendment to change from RIV-GI to RIV-IMU for the parcels listed in the Hazelwood neighborhood (1:33:32).

Vice Chair O'Neill noted the commission was in receipt of some correspondence that was read into the record at the beginning of the meeting, raising two issues, one being potential lack of notice, and two, that there is a meeting being scheduled with some of the property owners in or nearby the rezoning.

Vice Chair O'Neill reasoned that the councilwoman could give her presentation at the current meeting.

And, to avoid any contradictory testimony, to propose a postponement until the next meeting on October 7th to have the public speak then. She didn't want the councilwoman to speak today, then the public speak, have something change, and then have the public speak again, potentially producing a contradictory record. She asked if the councilwoman was amenable to giving her presentation and then come back in two weeks with any sort of updates or amendments, and then hear public testimony at that time?

Ms Burton-Faulk interrupted to note 9 people online ready to speak (1:38:39)

Cn Warwick's preference was that they be allowed to testify and then, if they would like, to come back and testify again.

Vice Chair O'Neill confirmed with the councilwoman she was open to a continuance (1:39:01). Vice Chair O'Neill thought it made sense to allow testimony at both this hearing and the following hearing, decided against the motion, but wanted everybody to be aware of that before they moved forward (1:39:13). Applicant: Cn Barb Warwick – presentation was the same from a previous meeting and from a DAM meeting on 08/19/2025 (1:39:33).

Public Comment: Sonya Tilghman, Exec Dir Hazelwood Initiative – in support. The change is also consistent with the Greater Hazelwood Neighborhood Plan that was adopted by the city in 2019 (1:51:57).

Jack Billings, Research Committee Chair Pro Housing Pittsburgh – in support (1:54:06).

Sandra Cole McCamey, resident – in support (1:56:39).

John Ashbridge, President of the Allegheny Valley Railroad – opposed - AVR is a federally regulated short line freight railroad that's locally owned. Approximately 92 acres of the Glenwood Railroad yard is within the area that is proposed to be rezoned. Over 84% of the impacted property is owned and operated by railroads. AVR requested the Planning Commission recommend that the city council does not adopt the draft legislation (1:58:05).

Bill Sittig, Counsel for CSX – opposed - There are statutory rights that the railroads have. And the statement was made that they are non-conforming rights. Railroads don't operate on non-conforming rights. This will immediately trigger action because it will be a pending ordinance and it will have some impact that CSX would rather not have to enforce, and does not want to be an adversary not only with the city of Pittsburgh but with their neighbors. It is blatantly in violation of federal law in terms of zoning out rail uses (2:01:54).

Lori Kolczynski, General Manager, BFI Waste Services of Pennsylvania, a subsidiary of Republic Services – opposed - They cleared up some misconceptions about the site. They just purchased this facility in February 2025; immediately went to work cleaning up the property and upgrading the facility; spent \$2.8 million upgrading the safety, security, and presentation of the facility; also have an additional 1.4 million allocated for 2026. Neighbors told them they were pleased by the improvements and that they appreciate the outreach efforts, but were concerned about the site being used as a transfer station. They requested the commissioners did not decide on this zoning request at the current meeting, but instead continue the matter to a later date to give them the opportunity to continue their dialogue with the neighborhood. (2:08:42).

Mark Duncan, employee of BFI Waste Services - from day one it's always been they have to get this place cleaned up because they cannot have this. Going forward anything new that comes in there they are going to strive to do the best to make sure it's right and make sure it's good for the people outside the place and around the plant (2:11:55).

Jesse Zerillo. Counsel for Republic Services and BFI Way Services of Pennsylvania – opposed - Concurred with representatives from CSX and AVR. They wanted to raise opposition on the record regarding posted notice was not properly given. Also, because the railroads are federally preempted that would result in singling out his client's business which is illegal spot zoning. He believed that the bill's use itself would be frustrated because his client already has the permits to operate the transfer facility. So, they would be grandfathered in (2:08:42).

Elder Terri Shields, resident and operator of Jada House International – in support - They have been dealing with health issues in Hazelwood for a very long time, and they are not a dumping ground. She agreed with other residents' previous testimony at this meeting (2:14:43).

Vice Chair O'Neill stated as discussed at the top of the hearing, the commission will keep the record open and will be speaking again on October 7th, clarifying that they would not be voting at the current meeting based on the testimony and the presentations given. (2:15:46).

Commissioners Comments: None

POSTPONED Council Bill 2025-1925 Zoning Code Text Amendment regarding Application Approval Deadlines Citywide – planned to be heard October 21, 2025.

POSTPONED Council Bill 2025-1926 Zoning Code Text Amendment regarding Application Completeness Determination Deadlines Citywide – planned to be heard October 21, 2025.

F. Director's Report:

None

G. **Adjournment**

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



CITY OF PITTSBURGH
Planning Commission

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 7, 2025

In Attendance

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

Commissioner Steve Mazza
Commissioner Phillip Wu

Not Present

Commissioner Monica Ruiz

Commissioner Mel Ngami
Commissioner Peter Quintanilla

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 2:27 pm by Vice Chair Rachel O'Neill.

A. Approval of Planning Commission Minutes

None

B. Correspondence

DP-2025-004769 – 2018 5TH Avenue

- Mikayla Schekler, Uptown Partners

Council Bill 2025-1993 (DCP-MPZC-2025-00195)

- Jesse J. Zirillo, Lewis Brisbois, on behalf of Republic Services
- Samuel H. Simon, Houston Harbaugh, on behalf of Allegheny Valley Railroad Company

C. Plan of Lots

1. DCP-LOT-2025-00241 – 4612 Lytle Street, Major Subdivision, Hazelwood Neighborhood

Staff: Mr Scheppke, recommended motion to preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025

Public Comments: None

Motion: preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025.

Moved by: Mr Mazza

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

2. DCP-LOT-2025-00244 – 1 21ST ST, Major Consolidation, Strip District Neighborhood

Staff: Mr Scheppke, recommended motion to approve **DCP-LOT-2025-00244**.

Public Comments: None

Motion: To preliminarily approve the major subdivision at Bedford Dwellings, and to approve the major lot line revision at Lincoln Place and major subdivision in Hazelwood as outlined.

Moved by: Ms Mazza

Seconded by: Ms Dick

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

Abstained: None
Opposed: None
Recused: None
CARRIED

3. **DCP-LOT-2025-00235** – 2265 BEDFORD AVE, Major Subdivision, Bedford Dwellings Neighborhood
Staff: Mr Schepcke, recommended motion to issue final approval of the .

Public Comments: None

Motion: Approval

Moved by: Ms Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action**

DCP-MPZC-2025-00195 (Council Bill 2025-1993), (Continued from September 23, 2025), Zoning Map Amendment for the Hazelwood RIV-GI District, Hazelwood Neighborhood

Staff: Ms Tandon - recommendation that the Planning Commission of the city of Pittsburgh make a positive recommendation to City Council on **Council Bill 2025-1993**.

Applicant: Cn Barb Warwick – presentation of zone change from RIV-UI to RIV-IMU.

Public Comment: Michael Thompson, Keystone Iron & Metal – insufficient notification, impact on property, against; Peter Caruso IV, Hays Land LLC – insufficient notice, detrimental to future purposes of property; John Ashbridge, AVRR – table or provide negative recommendation to council, in adequate notice, 84% is RR acreage; Brendan O'Donnell, Houston Harbaugh – slow the process down or negative recommendation, insufficient notice, why does it include Hays, City Law needs time to look at this issue; Bill Sittig – hasn't found anyone that has a problem with rail, just rezoned in 2018 properly; did not receive notice in writing, 84% of property is owned by RR, Fed gov't says can't be an impediment to rail, rail yard is a distinguishing factor, find ways to coexist on the riverfront together, postpone to look at thoughtful zoning, evidence on record about notice did not meet the ordinance; Frank Chimera, Republic Services recycling center, sole processor for Pittsburgh, directly targeted by this bill, bring facility up to their operating standards; and Laurie Kolcaynsky, BFI Waste Mgt Services – working as a subsidiary of Republic Services - presentation of recycling center of upgrades of the facility, against; Mark Duncan Gen Mgr Republic Services – work at Recycle Source and now work for Republic Serv; Jesse Zirillo, Leis Brisbois, BFI Waste Services – strongly oppose zoning change, ask commissioners to make a negative recommendation or grant more time for other solutions to be pursued, inadequate notice; RR's are federally preempted from municipal rulings; singles out BFI & facilities making it spot zoning; Sonja Tilghman, Hazelwood Initiative – want to make sure all current GI zone are not just permissible by right, in support; Hosanna House submitted drafted correspondence for the record. Laura Peckyno, Rebuilding Together Pittsburgh – organization's relationship with Republic Services, put in effort and thought on how to interact with the community, they want to improve the neighborhoods they are in; Valerie Testa, resident – how many trucks will be going in and out of the facilities, want to limit the impact of the zoning along the river, opposed; Rev Michael Murray Sr – connection of the residential in the area, more housing, safe areas, in support.

Commissioners Comments: Ms O'Neill – has Law Dept issued an opinion or other interpretation of the legislation? Who was responsible for mailing the notices? Strict compliance of notices is not required for the ordinance to be valid. City of Pittsburgh is not governed by Municipalities Planning Code. Mr Layman – did not believe the Law Dept had an opinion. Ms Tandon – posted the notices, 10 notices, mailed post cards, 144 addresses which includes the site and within 150 ft of boundary. Ms Burton-Faulk – notice had been sent out, don't want a tabling recommendation to

Motion: Table the bill subject to re-noticing consistent with the zoning code and for additional engagement

Moved by: Ms Burton-Faulk

Seconded by: Ms Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

F. Adjournment

The Planning Commission meeting was adjourned at 3:40 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 21, 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 Monica Ruiz
Commissioner Phillip Wu

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 1:30 pm by Chair Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: September 23, 2025

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

Date: October 7, 2025

Motion: Approve

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

DCP-MPZC-2025-00230 (Council Bill 2024-0959)

- David Demko, Scenic Pittsburgh

C. Plan of Lots

1. **DCP-LOT-2025-00253** – 7061 Lemington Ave, Major Subdivision 1, *Lincoln-Lemington-Belmar*

Staff: Ms Scheppke, recommended motion - Preliminarily approve the 7061 Lemington Ave subdivision with final review scheduled for November 4, 2025

Public Comments: None

Motion: Approve.

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. **DCP-LOT-2025-00241** – 4612 Lytle Street , Major Subdivision 2, *Hazelwood*

And

3. **DCP-LOT-2025-00244** – 1 21ST St , Major Consolidation, *Strip District Neighborhood*

Staff: Mr Scheppke, recommended motion approve the Lytle St subdivision and to approve the 1 21st St consolidation plan. .

Public Comments: None

Motion: Approve Items 2 and 3

Moved by: Mr Wu

Seconded by: Mr Quintanilla

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action – Part I**

1. **DCP-ZDR-2023-00605**, 177 Bakery Sq. Blvd, Bakery Square Television Screen, *East Liberty*

Staff: Mr Fraker - recommendation – the Planning Commission of the City of Pittsburgh approve the final land development plan DCP-ZDR-2023-00605 with the conditions that the Department of Mobility and Infrastructure shall review and approve all DOMI permits and construction management plan prior to issuing the Record of Zoning Approval; and the final record in the final construction plans, including site plans and elevation shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval (26:55).

Applicant: Mr John Kamin, Counsel for Walnut Capital and Bakery Square – presentation – used as an outdoor TV screen for movie nights, game day events, and seasonal celebrations, consisting of Steeler games, Pirate games, Penguin games, and other items of significance; no signage or advertising purposes (29:13).

Public Comment: None

Commissioners Comments: Ms O'Neill – question is there anything on the back of the screen; is there a sign permit, and does it have a sign permit (33:00)? Response – Mr Kamin – There is a Bakery Square logo on it. It is waiting for this to be completed (33:12).

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Hearing and Action – Part II @ 2:00 PM

2. **Council Bill 2025-1925**, Zoning Code Text Amendment regarding Application Approval Deadlines, *Citywide*

Staff: Mr Layman - recommendation that Planning Commission make a negative recommendation on this council bill (49:55).

Applicant: Mr Sean Carter, Legislative Projects Manager for Pittsburgh City Council – presentation (1:05:05).

Public Comment: None

Commissioners Comments: Chair Burton-Faulk – question – has there been communication between staff and council in terms of efficiencies that can be identified (1:12:25)? Response – Mr Carter – haven't gotten around to that yet because of a bunch of other issues council has sent your way and honestly haven't been able to schedule the time to get it done (1:13:59). Chair Burton-Faulk – comment - thought that it appears clear to her that both sides might really want the same thing (1:14:31).

Mr Wu – comments about approval deadline timelines will be quicker than MPC; scheduling community meetings, hearings and DAM time limits. The legislation needs more work for him to be satisfied with it (1:15:39).

Ms O'Neill – comments echoed Mr Wu's comments. How this will affect the timelines already in place for community and zoning code deadlines and public expectations. Specifically, her recommendation is to amend the specific provisions of the code that they would like to limit that aren't in conflict with other provisions, such as the ZBA provisions, PDP approval, PLDP approval, FLP approval, those kinds of things. It should be in those specific sections so it doesn't cut short the RCO processes, there is no confusion or misinterpretation, and we want to have meaningful input from everybody involved (1:21:01).

Chair Burton-Faulk – comments around more communication to work through and settle on things that make sense (1:24:40). Response – Mr Carter - if the commission is willing to indulge in delay, He is more than willing to set up the meetings with City Planning and see if they can't get to an accord (1:27:15)

Mr Mazza – question - how long OneStopPGH has been online? Still don't have data (1:27:41).

Response - Mr Layman – 2019. In 2023, a consulting group was hired to conduct a substantial detailed survey of all our OneStop customers and the results of that survey. Concerns about the amount of time it takes for revisions or resubmissions due to issues in applications, that, by adding in these additional deadlines that may cause staff to deny applications to avoid having them deemed approved when the application is not ready. A collaborative approach would work better (1:28:43).

Mr Mazza – comments that it is a big concern and need to find common ground. On efficiencies graph and how it has improved (1:33:19). Mr Layman comments on the number of applications since the survey. Goal is to get the number of ZBA cases down to very few (1:34:28).

Mr Wu – comments about having to deny cases because of a clock will not improve efficiency (1:35:31).

Ms Burton-Faulk – comments moved for a suggested motion to delay for more time. Main objective is to collectively work together to achieve a collaborative goal to improve the timeliness of permitting. What has been missed here is the opportunity to figure out what's really going on and what is desired to happen (1:36:07).

Mr Layman – clarification that Chair Burton-Faulk was asking that this be continued, for a report back to the commission by some date and time, and also asking for collaboration from council with staff to achieve a goal which is improving the timeliness of permitting (1:39:59).

Mr Mazza – question if they can get a briefing before it goes to hearing and action (1:40:40).

Mr Layman and Mr Carter – clarifying - the motion from the commission will be something along the lines of returning by the end of the year, December 2, 2025, with a report on our collaboration and discussions (1:41:50).

Motion: Continue until the first Planning Commission meeting in December.

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

3. Council Bill 2025-1926, Zoning Code Text Amendment regarding Application Completeness Determination Deadlines, *Citywide*

It was agreed among commissioners, staff, and Mr Carter to continue this bill along with bill 2025-1925.

E. Director's Report

To introduce Mohit Raut now working with the codes and commissions team and also Christian Johnson who will be working with this team. Joseph Fraker has been promoted to Principal Planner for the team.

F. Adjournment

The Planning Commission meeting was adjourned at 3:00 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of November 4, 2025

In Attendance

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

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

Not Present

Chair Lashawn Burton-Faulk

Commissioner Steve Mazza

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 2:01 pm by Vice Chair O'Neill

A. Approval of Planning Commission Minutes

None

B. Correspondence

DCP-MPZC-2025-00195 (Council Bill 2025-1993) - Hazelwood

- Erin Breen
- Janet Lunde
- Rick Wice
- Abby Noyce
- Denis Burke
- Krish Pandya

Miscellaneous - City Wide

- Mary Lyons

C. Plan of Lots

1. DCP-LOT-2025-00253 – 7061 Lemington Ave, Major Subdivision 2, Lincoln-Lemington-Belmar

Staff: Mr Schepke, was first reviewed by Planning Commission October 21, 2025. Recommended motion – approve the 7061 Lemington Ave subdivision (1:10:40).

Public Comments: None

Motion: Approve.

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing and Action

1. DCP-HN-2025-00208, Multiple parcels, *Historic Nomination of the Allegheny Arsenal*, Lawrenceville Staff: Ms Reed – recommendation – positive recommendation to city council (1:13:11).

Applicant: Ms Reed – presentation – wall segments: 10 on 39th St, 3 on Penn Ave, 1 at Penn Ave and 40th St, and 5 on 40th St; magazine buildings 1 and 2; officers' quarters building; and powder magazine. Cited criteria for historic designation: Title 11 - 1101.03(g); 1101/04, criteria 1, 6, 7, 9, and 10; and the determination of integrity criteria 1 (1:14:52).

Public Comment: None

Commissioners Comments: Vice Chair O'Neill – question – how many property owners are included in the area being nominated? Was there follow-up correspondence or communication after the notices were sent? Who was the nominator? (1:20:29). Response - Ms Reed – there are 7, listed off for the Vice Chair. Staff changed part way through this nomination. They received notification of the nomination but may not have received notification of the meetings. They will receive notification of the council hearing, which gives them one more opportunity to speak publicly. The nominator was Pittsburgh Water, which was a piece of mitigation for a previous work that was done on a previous project (1:20:36).

Motion: Recommend historic nomination to city council.

Moved by: Ms Blackwell

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

~~**2. DCP-MPZC-2025-00230 (Council Bill 2024-0959)**, Zoning Text Amendment for signs in the North Shore Entertainment District, North Shore~~

***** **Note: This item has been continued to the November 18, 2025 meeting** *****

E. Director's Report

Mr Dash – brief update on PGH 2050 comprehensive planning effort – they exceeded over 25,000 residents and stakeholders in the city that engaged in this process in 2025, 5,300 digitally & 20,000 in the city. Just concluded a round of scenario workshops where residents worked through 3 distinct scenarios: attainable city, prosperous city, and climate-ready city. There will be a future meeting for 1. A larger briefing with the commission, 2. To express milestones of engagement, and 3. Work done with scenario planning with the public (1:24:57).

F. Adjournment

The Planning Commission meeting was adjourned at 2:20 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of November 18, 2025

In Attendance

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

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

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 2:01 pm by Chair Burton-Faulk

A. Approval of Planning Commission Minutes

Date: October 21, 2025

Motion: Approve

Moved by: Ms Dick

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Date: November 4, 2025

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms O'Neill

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

BDA-2025-01290 – 1 21st Street

- Geoff Campbell, Strip District Neighbors
- Gavin White, RiverLife

DCP-MPZC-2025-00195 (Council Bill 2025-1993) – Hazelwood

- Pastor Patricia Stowers, Congregation of Morning Star Baptist Church

- John Harding
- Hailey Steinhauser
- Dianne Shenk, Dylamato’s Market
- Jenna Flohr
- Christa Jones, Greenfield Community Association
- Samuel Simon, Allegheny Valley Railroad

DCP-MPZC-2025-00230 (Council Bill 2024-0959) – North Shore

- | | | |
|---------------------|----------------------|-----------------------|
| • Linda McNair | • Allison Yeskel | • John Sysko |
| • Allison Ruppert | • Susan King | • Alana Marchetti |
| • Paul Brown | • Regina Brooks | • Mike McCampbell |
| • Linda Schmidt | • Kathy Erndl | • Susan Donnan |
| • Gail Markis | • Rob Conroy | • Jessica Brown |
| • Robert Fenhagen | • Dorreen Perry | • Marcia Stoner |
| • Tim Ivers | • Jill Diskin | • Jon Nelson |
| • Robert Buncher | • Gail Amshel | • Cheryl Towers |
| • Julie Ascioffa | • Dolores Fifer | • R.A. Dayton |
| • Mary Jo Knox | • Ronnie Tiner | • Edward Jasiewicz |
| • Lesley Forrester | • Neepa Majumdar | • Karen Sturgeon |
| • Carolyn Biglow | • Lynette Rynders | • Mark Fenwick |
| • K Danowski | • AJ cho | • Keith Lantz |
| • Patrick Frank | • Patsy Hillebrecht | • Rosemary Callenberg |
| • Carol Stanton | • Meryl Pinque | • Craig Conn |
| • Virginia Cassiano | • Shannon Bearman | • Ellen Mazo |
| • John Hrabar | • Roberta Corona | • Nick Kyriazi |
| • Daniel Salmen | • Nancy Levine | • Russell Walker |
| • Kathleen Nicholas | • Sarah Fawaz | • Adrienne Johnson |
| • Elise Ford | • Cosette Cornelius- | • Suzanne Smolin |
| • Gail Neustadt | Bates | |
-
- Sean Brady
 - Candace Cain

C. Hearing and Action

1. BDA-2025-01290 - 1 21st Street, Construction of Two Mixed-use Buildings, Strip District
 Staff: Mr Cancilla – recommendation – That Planning Commission approve the project development plan BDA-2025-01290 that was filed by Indovina Architects on behalf of the property owners with the conditions that the final construction plans including site plans and elevations be reviewed and approved by the Zoning Administrator prior to receiving final zoning approval (1:09:24).
 Vice Chair O’Neill recused on this hearing and action item (1:15:17).
 Applicant: presentation – Mr William Sittig, representing Midwood Investment & Development (1:15:33); with Mr Ryan Indovina (1:19:17), Mr Rob Indovina, and Mr Marty Buster, Indovina Associates Architects; and Mr Scott Hayner, Sr Vice Pres, Midwood Investment & Development
 Public Comment: None
 Commissioners Comments: Ms Dick – Questions – provisions for unusual flooding (1:41:46). Mr Ryan Indovina - per current flood requirements in the city, the majority of the building elevated 18 inches above the base floodplain elevation and not required to provide any pass-through conditions (1:42:13). Mr Quintanilla – question about providing lighting along the river trail (1:42:53). Mr Indovina – continuing conversations with River Life about how to improve the conditions along the site similar to the Cork Factory, district & Edge 1909 sides of the site (1:43:03). Mr Wu – questions about sustainability features related to stormwater or energy reduction (1:43:38). Mr Indovina – combination of green roof assembly and below grade storage tanks for rainwater capture, the building is fully electric, minimal gas for retail spaces’ HVAC equipment, and long term, high quality materials (1:44:00). Mr Mazza – comments – opens up the area to the river; believes this will open up more projects (1:45:12). Chair Burton-Faulk – comments on a great mixed-use project, the job on the grocer; use of the space between the buildings, the textures, colors, and use of brick to complement historic structures nearby (1:45:47). Ms Dick –

question about a definitive signed commitment from a grocer to fill the space (1:47:05). Mr Hayner – not currently, but have been in conversation with several interested grocers (1:47:16).
Motion: to approve with conditions as stated in the report.

Moved by: Mr Mazza

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

2. DCP-MPZC-2025-00230 (Council Bill 2024-0959), Zoning Text Amendment for signs in the North Shore Entertainment District, North Shore

Chair Burton-Faulk and Vice Chair O'Neill both recused for this hearing and action item. Chair Burton-Faulk passed the item over to Mr Wu.

Staff: Mr Layman – Public Destination Facility signage was briefed on October 7th, 2025, and planning staff outlined a number of concerns about the legislation. The planning commission requested that staff work directly with the applicant to draft a version that would address the staff's concerns while still staying with the intent of the of the applicant's bill. Seven issues were identified, needing collaboration to develop solutions to bring to planning commission for recommendation. Recommendation – Staff made a positive recommendation and expressed gratitude to the applicants for working with staff (1:49:19).

Applicant: Sean Gallagher on behalf of um the Northshore stakeholders (Rivers Casino, Science Center, PNC Park, Acrisure Stadium, and the Warhol) (1:59:40). Presentation – Bill Kolano, Kolano Design, (2:00:26); Sean Gallagher (2:04:32).

Public Comment: David Demco, Assistant Director of Scenic Pittsburgh – opposed (2:11:02). Candace Kaine, resident – opposed (2:15:30). Mary Francis Barbush, resident – opposed (2:17:46).

Commissioners Comments: Ms Blackwell - After the draft will the lighting change? Could the sign fixtures be more isolated from the draft, the stadium and the night life, considering what I just heard in relation to the residents. The large signage and the reference to signage and lighting as temporary (2:20:11). Mr Layman - Specific to the draft or any other major event there is a timeline where those signs need to be taken down after the event. The and events like this are within a large contained area. From what I've heard and seen from other cities there is no intent to leave signs up within the draft area, or otherwise related to the draft, after the event. The city code requirement is that they will not be up any longer than 2 weeks after the end of the event. Also, one of the changes made was to significantly limit the ability of that type of signage to have an impact on the riverfronts and trails (2:21:00). Ms Dick – my understanding is there is no increase in the amount of luminance allowed per sign. It's the same thing as we have in the code now. That's true isn't it (2:24:39)? Mr Layman - That's correct. The initial version had an increase in luminance. That was restored to the city's existing levels (2:24:50). Mr Wu - Having worked together on this, are there any points that you feel still need to be worked out or is this a pretty good compromise from both sides (2:25:38)? Mr Gallagher - On all the major signage types we reached a good compromise to each one (2:26:10). Mr Layman – His only disagreement was with the word compromise. What you have before you represents our ability to come together in that short amount of time and make this level of change (2:26:16). Mr Wu - in the legislation you spelled out different subsections for each of the five subdistricts but left them blank. Was there a reason why or what might go in there in the future (2:27:25)? Mr Gallagher - that's not uncommon in a zoning ordinance to have reserved sections as you know. If there is something that happens down the road there's a mechanism in which those changes could easily be made (2:27:44).

Motion: Recommendation under the conditions and codes that have been presented today.

Moved by: Mr Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Chair Burton-Faulk, Ms O'Neill

CARRIED

3. DCP-MPZC-2025-00195 (Council Bill 2025-1993), (Continued from September 23, 2025, and

October 7, 2025), Zoning Map Amendment for the Hazelwood RIV-GI District, Hazelwood
Mr Mazza asked if there was a determination from the City Law Department on the legislation and what we asked at the last meeting(2:29:55)

Mr Layman responded, we did confer with the Law Department and got some internal communication. They're not going to publish a decision. They may be able to facilitate an executive session and meet with the Planning Commission. There is a pathway for railroads to request a waiver essentially. The legislation changing to the RIV-IMU from RIV-GI makes one of the uses associated with railroads a special exception, which is a type of permitted use, but it doesn't make anything illegal under the zoning code. Railroads do have a pre-emption they can claim against permitting requirements and that kind of thing. This was duly noticed properly so that there isn't a risk there.

Ms O'Neill stated we need to hear the presentation and the testimony to determine whether there are any issues, but on its face, this is a standard rezone to a different district, and we have railroads in almost every zoning district. So, it is not on its face unlawful (2:36:16).

Chair Burton-Faulk asked if there a level of comfort to at least have the applicant present, and then allow testimony to be given (2:37:29).

Staff: Ms Tandon – recommendation – That the Planning Commission of the city of Pittsburgh make a positive recommendation on Council Bill 2025-1993 or DCP- MPZC-2025-0000195 for a zoning map amendment to change the zone from RIV-GI to RIV-IMU for the parcels listed in the report and the legislation (2:38:21).

Applicant: Cn Warwick – presentation (2:41:52).

Public Comment: Mr Durwin Fuller, Sr., resident – opposed to the recycling plant (3:03:58). Ms Theresa Nagy, resident - opposed to the recycling plant (3:05:55). Mr Christopher Olson, resident & Greenfield Community Association Board – in support of the zone change (3:09:15). Ms Terry Fuller, resident - opposed to the recycling plant (3:10:43). Ms Edith Abada, founder of Arts Excursions Unlimited – in support of the zone change (3:11:33). Ms Terry Shields, resident – opposed to the recycling plant (3:14:41). Ms Lisa Edmonds, resident – in support of zone change (3:15:13). Mr Tevin Jordan-Blair, resident – opposed to the recycling plant (3:16:01). Mr Tim Smith, Pastor, Keystone Church of Hazelwood, CEO of Center of Life – consider people first (3:18:19). Ms Sonia Tilman, on behalf of Hazelwood Initiative – in support of the zone change (3:20:35). Ms Catherine Phillips, resident – in support of the zone change (3:22:46). Mr Bernie Noon, resident - opposed to the recycling plant (3:26:17). Ms Tiffany Taulton, resident - in support of zone change (3:28:13). Ms Anne Quinn, resident, Director of a nonprofit, The Mon Water Project - in support of zone change (3:31:48). Mr Bill Sittig, representing CSX Transportation and Rodney Oglesby, Director of State Affairs for CSX – legal arguments cited for the protection of railways and recommended that they go forth and eliminate the railroad properties because they are preempted from zoning processes (3:35:02). Mr Layman there is nothing that regarding either level of that that would stand in the way from the railroad asserting their preemption (3:42:18). Mr Brendan O'Donnell, attorney for Allegheny Railroad argued the use of the railroad yard has been in place for over a century and a zoning ordinance related to the zoning of this property which the majority of the property will be impacted (3:44:37). Mr Frank Chimera representing Republic Services spoke about who Republic Services are and what they have accomplished since taking over ownership of the recycling center in February (3:48:29). Ms Lori Kochinsky, Gen Manager for BFI Waste Services of PA stated her commitment to make this a better facility, something that the community can be proud of (3:52:04). Mr Mark Duncan, Operations Manager stated the changes that have occurred with the takeover of the facility by Republic Services (3:55:04). Mr Jesse Zirillo, attorney for BFI Waste and Republic Services strongly opposed the proposed zoning change and asked that the zoning commission vote down this proposal or at a minimum conduct an executive session with the city's law department (3:57:17). Ms Denise Johnson, resident pointed out the conditions caused by the facility that she and her family live with every day (3:59:40). Chair Burton-Faulk commented that that more communication needs to happen before their return in the current meeting (4:01:24). Cn Warwick stated efforts to meet with the community and discussed the previous owners of the facility (4:04:54). Chair Burton-Faulk stated communication needs to be very, very different in this matter (4:07:26). Comments and discussion among commissioners and the councilwoman on how to proceed, and more communication with the community to promote health safety and welfare (4:11:11). Ms Dick suggested an amendment to the motion that they highly recommend negotiations between the citizens, citizens organizations, and the existing businesses which are problematic in the community now to improve conditions in the future that they would vote for (4:31:11). Ms O'Neill was happy to amend her motion to include the amendment (4:31:31).

Motion: Amended motion with conditions.
Moved by: Ms O'Neill
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Dick, Ms O'Neill, Mr Wu
Abstained: None
Opposed: Ms Burton-Faulk, Mr Mazza
Recused: None
CARRIED

D. Director's Report
None

E. Adjournment
The Planning Commission meeting was adjourned at 4:39:24 PM.

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of December 2, 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 Monica Ruiz
Commissioner Phillip Wu

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 2:00 pm by Chair Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: None

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

B. Correspondence for Dec 22, 2025

DCP-MPZC-2025-0000195, Council Bill 2025-1993, Hazelwood

- David Kahley, The Progress Fund

DCP-MPZC-2025-00230, Council Bill 2024-0959, Northshore

- Nick Wells
- Elise MacDonald
- Nadia Beth Knoblock
- Melissa McSwigan
- Bill Schill

C. Plan of Lots

1. DCP-LOT-2025-00293, 4600 Blair Street, Major Subdivision 1, Hazelwood Neighborhood

Staff: Mr Scheppke Recommended motion – Preliminarily approve and schedule final review December 2025

Public Comments: None

Motion: Approve.

Moved by: Ms Dick
Seconded by: Ms Ruiz
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O'Neill, Ms Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: None
CARRIED

D. Hearing and Action

- 1. Council Bill 2025-1925**, (Continued from September 23, 2025), Zoning Text Amendment regarding Application Approval Deadlines, Citywide
- 2. Council Bill 2025-1926**, (Continued from September 23, 2025), Zoning Text Amendment regarding Completeness Determination Deadlines, Citywide

Staff: Mr Layman – recommendation – request from the council office to continue due to a medical issue . He recommended accepting that continuance. To support the record from a previous meeting, he added that the previous hearing was continued, requesting the commission meet with representative Carter to see if there might be opportunity for collaboration. They had a good discussion However, Mr Carter was going to for follow-up with the council member but Mr Layman did not hear anything back Just today, there was a request for the continuance. Out of deference to someone who is unwell, he recommended the continuance be granted (10:05).

Commissioner Comments: Chair Burton-Faulk agreed with Mr Layman and asked commissioners if they were in agreement (11:16). Mr Mazza asked if it was for both bills, 2025-1925 and 2025-1956 (11:49).

Mr Layman clarified they are two bills but the motion can be for both of them together (11:57).

Motion: To continue both Council Bills 1925 and 1926 for a two-week time frame.

Moved by: Mr Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

- 3. Council Bill 2025-2385**, Zoning Text Amendment to add definition and use standards regarding Waste Transfer Stations, Citywide

Staff: Mr Fraker – Point of clarification that the council bill is a citywide text amendment. He read in the findings of fact for the case. Staff recommended two modifications to the language of the definition and to the language of the use standards. - Recommendation – the Planning Commission of the city of Pittsburgh makes a positive recommendation to city council on Council Bill 2025-2385 for a zoning text amendment to add a waste transfer station use and standards to the zoning code with the following conditions. 1. That the definition be revised to state the following: Waste transfer station means a supplemental transportation facility used as an adjunct to solid waste route collection vehicles for the primary purpose of moving the solid waste from the collection vehicles to other vehicles for further transfer. This use excludes recycling facilities and other uses intended to remove and/or reuse material from the solid waste stream. And, 2. That Use Standard 3 be clarified to say uses or zoning districts. and Point A be revised to say all residential zoning districts.(13:51).

Applicant: Cn Barb Warwick – presentation – legislation language, current state of waste transport and waste transfer in Pittsburgh, community impact of a large-scale waster transfer station – noise, odor, rodents, insects, and other pests, traffic, air pollution; more restrictive 500 ft state regulated barrier vs 300 ft city barrier in proximity to communities (20:22).

Public Comment: Laurie Kolczynsky, General Manager, BFI Waste Services of PA – opposed (29:43). Frank Chimera, Area Director of City Development for Republic Services – opposed, if not this site, then where in the city to locate the transfer station? Pittsburgh Zero Waster Roadmap (33:40). Jesse Zirillo, Lewis Brisbois representing BFI Way Services of Pennsylvania LLC – opposed, doctrine of natural expansion, and cited case law to permit expansion of the current use (37:24).

Commissioners Comments: Mr Mazza – unanswered questions about other sites in the city to locate the transfer station, more conversation is needed on how to fix this (39:02). Mr Layman – did not intend to weigh in on this. Ms Ruiz – question to change the location or change the requirements; was community outreach done; what is the community saying.(42:05)? Cn Warwick – will it be located in the existing

building or located somewhere else? Residents who came out to testify at the last meeting. This is recycling not waste transfer, they are not similar, and its detrimental impact on Hazelwood community hear in a previous meeting (42:36). Ms O'Neill – would recommend supporting this bill and making a positive recommendation. Map shows the areas where the use would be prohibited in the city. Expansion and use would need to be evaluated on a case-by-case basis. Ancillary impacts and traffic would have to be reviewed.(47:12). Mr Wu – question for staff or councilwoman, is the closest use term and definition currently in the existing zoning ordinance in in your I guess estimation to what a waste transfer station would be (50:54)? . Mr Layman – rephrased Mr Wu's question as if we had an application without this use category how would we handle it? The code has a position for undefined uses. Once he understands it fully, uses that have to do with trash and recycling, we looked at comparable cities at uses they had, would provide recommendations to pursue (51:20) .Mr Wu – in light of Mr Layman's response, it is a positive overall to have the definition and the use term for waste transfer station so that something like that is not vague. That also goes for both the residents and for the applicants. The use does not have to be directly located within the city limits. Having a defined use would be a positive for everyone (53:49). Motion: To support and vote for the bill based on the conditions in the report.

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: Ms Burton-Faulk, Mr Mazza

Recused: None

CARRIED

E. Director's Report

None

F. Adjournment

The Planning Commission meeting was adjourned at 2:56 PM.

Disclaimer

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CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of December 16, 2025

In Attendance

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

Commissioner Peter Quintanilla
Commissioner Monica Ruiz
Commissioner Phillip Wu

Not Present Commissioner Steve Mazza

Commissioner Mel Ngami

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 2:00 pm by Chair Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: October 21, 2025

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Date: November 4, 2025

Motion: Approve

Moved by: Ms Dick

Seconded by: Ms O'Neill

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

Citywide in General

- Kate Goetz, Strip District Railroad tracks, 12-3-2025

C. Plan of Lots

1. **DCP-LOT-2025-00293, 4600 Blair Street**, Major Subdivision 1, *Hazelwood Neighborhood*

Staff: Mr Schepcke - first reviewed at last meeting Dec 2, 2025 with final approval scheduled for this meeting. Recommended motion - approve.

Public Comments: None

Motion: Approve.

Moved by: Mr Wu

Seconded by: Ms Dick

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

Abstained: ,Ms O'Neill

Opposed: None

Recused: None

CARRIED

D. Hearing and Action

1. **Council Bill 2025-1925**, (Continued from September 23, 2025 and from Dec 2, 2025), Zoning Text Amendment regarding Application Approval Deadlines, Citywide

2. **Council Bill 2025-1926**, (Continued from September 23, 2025 and from Dec 2, 2025), Zoning Text Amendment regarding Completeness Determination Deadlines, Citywide

Staff: Mr Layman – to discuss both bills at the same time. Motion made to find a way to collaborate on both bills. Staff report raised concerns from small concerns to significant concerns. Recommendation – Negative recommendation.

Public Comment: None

Commissioners Comments: Mr Wu – comments concurring with Mr Layman's report. The timeline conflicts with community meetings and other processes. Ms O'Neill – comments on record from earlier meeting and agreed with Mr Layman's report.

Motion: Negative Recommendation

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

E. Director's Report

News of upcoming changes in City Planning.

Commissioner Comments: Ms O'Neill – worked with Mr Layman in several capacities. Ms Dick – admired Mr Layman's skill and dedication. Mr Wu – admired Mr Layman's perspective and institutional knowledge. Ms Ruiz – concurred with other commissioners, his professionalism and support. Ms Burton-Faulk – Thanked Mr Layman for his service.

F. Adjournment

The Planning Commission meeting was adjourned at 2:26 PM.

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Jean Holland Dick. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.