

City of Pittsburgh
Planning Commission
Meeting Minutes

January 11, 2022 2:40pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Andrea Lavin kossis
Kevin Kunak
Daniel Scheppke
Tiffany Krajewski

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A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Burton-Faulk, the minutes of the November 23, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Burton-Faulk, the minutes of the December 7, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-02539 219 Melwood Avenue

- Kathleen Gallagher, President. Bellefield Citizens Association
- Wanda Wilson, Executive Director, OPDC

Council Bill 2021-1912 Development Review Processes

- Brandon Mendoz, Executive Director of NAIOP Pittsburgh

Davis Avenue Bridge

- Department of Mobility and Infrastructure

DCP-ZDR-2021-07477 – 250 44th Street

- Lauren Byrne Connelly c/o Lawrenceville Corporation and Lawrenceville United
- Melissa McSwigan c/o Preservation Pittsburgh

Council Bill 2021-1906 Oakland Crossings

- Gloria Sciulli
- Jon A. Kasunic
- Millie Sass
- Corey Kramer
- Carrie Laquatra, C/O Philip Ameris
- Jeff and Kim Zigmond
- Jilda Apone
- Sam Gallagher
- Georgia Petropolis, CEO,OBID
- Caroline Mitchell
- Teireik Williams, President, South Oakland Neighborhood Group
- John Axtell
- Sandy Drosnes
- Walter Fowler, Chatham University
- Sean Luther, Executive Director, InnovatePGH
- Joan Dickerson
- Elena Zaitsoff
- Jeff and Kim Zigmond
- David Panasiuk, President of Oakcliffe Community Organization
- Wanda Wilson, Executive Director, OPDC
- Ron Reid
- Adam Butkus
- Lezetta Cox, Executive Director, Peoples Oakland
- Allison Haley
- Andrea Tempalski
- Eric Lewis

- Jennie Pabst
- Jennifer Lallemand
- Jowl Heiney
- Kiara Davis

Council Bill 2021-1707 Inclusionary Zoning Overlay Expansion

- Matthew Bremmer
- Cassandra Masters
- Julie Koren
- Mark Knobil
- Lizzie Anderson c/o Polish Hill Civic Association
- Elizabeth Fein
- Kevin Graves
- Melanie Von Trapp
- John Rhoades
- Maxwell Reynolds
- John Boyle
- Maura Kay
- John Whitefoot
- Keith Watson
- Bruce Chan
- Alexandra Korshin
- Katherine Colwell
- Emma Gamble
- Patrick Horgan
- Maura Bainbridge
- Diana Ames & John Axtell
- Isabelle Ouyang

C. Development Reviews (See Attachment C for staff reports) Hearing and Action

1. DCP-ZDR-2021-12271 1014 5th Ave
Renovation to include new residential units in the UPR-A Bluff Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Ms. Heather Knuth presented scope of work, site location, elevation drawings, fourth floor interior plans and a letter of support from community groups.

There being no comments from the Public.

Chairwoman called for questions and comments from the commissioners.

Ms. Mingo asked for clarification on signage for tenant restaurant.

Ms. Dick asked about affordability for renovated apartments.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan (PDP) DCP-ZDR-2021-1227 as filed by Integrity Design on behalf of MVHP-BUFORD5TH AVE LLC, the property owner, with the following standard condition: 1. The final construction documents, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

This decision shall expire within one (1) year of the date of approval (January 11, 2023) if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Balackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

2. DCP-ZDR-2021-07477 250 44th Street

New construction of townhomes and renovation of former church as multi-unit residential.

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Ryan Indovina presented site map, proposed uses, site plans, elevation drawings, renderings, exterior materials color palette, interior layout, and storm water management plan.

Mr. Ryan Wotus added information regarding proposed affordable housing plans and phases of implementation.

Chairwoman called for questions and comments from the Public.

Ms. Lauren Brune from Lawrenceville Corporation stated in support of application, but community raises some concerns about inclusionary units timing.

Mr. Dave Breingan from Lawrenceville United presented letter of community position, thanked for plans to preserve a church structure, and suggested to nominate church as historical building.

Ms. Melissa McSwigen from Pittsburgh Preservation thanked for trying to save historical building and possible nomination.

Councilwoman Deborah Gross informed that office received many public concerns around this project, office believes that agreement between developers and community to reuse a church and nominate as historical structure will be successful.

Councilwoman asked PC to have a condition on application approval regarding affordable units implementation.

Mr. Ray Czachowski , area resident, raised question about residential parking.

Mr. Corey Layman clarified proposed motion conditions and Zoning Code interpretation of inclusionary units and Affordable Housing.

Ms. Deitrcik asked how many affordable units planned to be in a church building.

Mr. Burton-Faulk asked if there is any reason not to go for the Historical Nomination and about plans to start with development and renovations.

Mr. Emeka Onungbeny, owner, clarified applicants plans for HN and inclusionary units.

Ms. Mingo suggested reflecting phases timing as an addition to proposed motion.

Ms. Mondor suggested adding one affordable unit during construction time.

Ms. O'Neill suggested having one affordable unit per first ten constructed or distributed units.

Ms. Burton-Faulk supported to have one unit per each next ten constructed.

Ms. Blackwell agreed with Ms. Burton-Faulk.

Ms. Mingo asked for clarification about local or national HN.

Ms. O'Neill suggested continuing discussion between developers and community to file HN for church.

Ms. Mondor summarized project points of discussion as planting trees, HN for church, and adding motion condition for inclusionary units.

Mr. Layman proposed 3rd condition wording description.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCP-ZDR-2021-07477 for demolition, renovation, and new construction of 21 townhomes and 24 multi-unit residential units, filed by Ryan Indovina on behalf of 44TH & SUMMIT DEVELOPMENT LLC, the property owners, with the following conditions of approval:

1. The final construction documents, including site plan, elevations, and construction management plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
2. The Landscape Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
3. Applicant shall work with Department of City Planning (DCP) staff to address community and DCP concerns regarding Inclusionary Housing Unit distribution prior to issuance of a building permit.

This decision shall expire within one (1) year of the date of approval (January 11, 2023) if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. Council Bill 2021-1707 Zoning Code and Map Change
 (Continued item) Expansion of the Inclusionary Zoning Overlay Bloomfield and Polish Hill Neighborhoods

Councilwoman Deborah Gross thanked Planning Commission and Planning Department for working together to create proposed Council Bill and extension to more neighborhoods. She underlined the importance of Bill and asked PC to give a positive recommendation.

Ms. Lavin Kossis made presentation in accordance with the attached staff report.

Mr. Jake Pawlak from Mayor Office stated in support of Bill item.

Ms. Mondor asked for questions and comments from Public.

Mr. Sam Spearing stated that 10% of affordable housing requirement good to increase to a bigger number, and supported a proposal.

Ms. Lauren Brune from Lawrenceville Corporation stated in support of proposal.

Mr. John Rhoades , resident, thanked for proposed change and stated in favor.

Ms. Jodi Lincoln, resident, stated in support.

Mr. Dave Breingan supported Council Bill proposal.
 Ms. Christina Howel from Bloomfield Development Corporation stated in favor of proposal.
 Ms. Kim Teplitzky from Polish Hill Associates stated in support.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval Council Bill 2021-1707 to amend the IZ-O to include the Bloomfield and Polish Hill neighborhoods in accordance with the map attached herein with the following condition:

1. Section one of the legislation is amended to remove the non-impacted neighborhoods and list only Bloomfield and Polish Hill.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-01680, UPMC Presbyterian, Major Consolidation 1, West Oakland

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

UPMC Presbyterian Shadyside Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 25, 2021

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED: O'Neill
MOTION CARRIED

5. DCP-LOT-2021-01711, Bensonia Ave, Minor Consolidation, Beechview

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Bensonia Avenue Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

6. DCP-LOT-2021-01712, Barry Street, Minor Consolidation, South Side Slopes

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Barry Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the
 Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper
 officers of the Planning Commission be affixed thereto. (No improvements or monuments
 needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

7. DCP-LOT-2021-01739, Western Ave, Minor Consolidation, Allegheny West

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Western Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by
 the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper
 officers of the Planning Commission be affixed thereto. (No improvements or monuments
 needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2021-01752, Chatsworth Street, Minor Consolidation, Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Chatsworth Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

9. DCP-LOT-2021-01767, Mayflower Street, Minor Consolidation, Larimer

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Mayflower Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2021-01671, Cliff Street, Minor Subdivision, Crawford Roberts

Mr. Schepke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Cliff Street Subdivision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

11. DCP-LOT-2021-01729, 3112 Brereton, Lot Line Revision, Polish Hill

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Brereton Street Lot Line Revision, 6th Ward, City of Pittsburgh, County of Allegheny, received by
 the Planning Commission on January 11, 2022, BE APPROVED and the signatures of the proper
 officers of the Planning Commission be affixed thereto. (No improvements or monuments
 needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Askey and seconded by Ms. Blackwell. The meeting adjourned at
 6:15pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by
 the Commission's Secretary, Becky Mingo. 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.

City of Pittsburgh
Planning Commission
Meeting Minutes

January 25, 2022 2:25pm Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Rachel O'Neill
Sabina Deitrick
Holly Dick

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Daniel Schepke
Tiffany Krajewski
Kevin Kunak
Derek Dauphin

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A. Approval of Minutes

On motion moved by Ms. Dick] and seconded by Ms. O'Neill, the minutes of the January 11, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

D DCP-ZDR-2021-03233 6100 Penn Avenue

- Skip Schwab c/o East Liberty Development, Inc
- Lenore Williams c/o East Liberty Development, Inc

Council Bill 2021-1906 Oakland Crossings

- Michael J. Annichine, CEO, Magee- Womens Research Institute & Foundation
- Sandy Drosnes

Council Bill 2021-1707 Inclusionary Zoning Overlay Expansion

- Claude LaVallee
- Leah Durand
- Joseph Covelli

DCP-ZDR-2021-13047 – 1163 Murray Hill Avenue

- Erika Strassburger, Pittsburgh City Councilperson District 8
- Lori Fitzgerald, c/o Squirrel Hill Urban Coalition

DCP-MPZC-2021-01300 – 234 Ella Street

- Christina Howell c/o Bloomfield Development Corporation
- Ross Goodwin

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-13047 - 1163 Murray Hill
Change of use of office in EMI Squirrel Hill Neighborhood

Ms. Rakus made presentation in accordance with the attached staff report.

Ms. Kate Tunney presented project overview, details for 10-year university plans, site photos, proposed change of use, neighborhood strategy, and community meetings information.

Ms. Water –Fowler added some information about dialogs happened with area neighbors, and expected community help with landscaping plans.

There being no questions or comments from Public or Commissioners.

Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan DCP-ZDR-2021-13047 for change of use to office, filed by Rothschild Doyno Architects on behalf of Chatham University, the property owner.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
 IN FAVOR: Dick, Burton-Faulk, Mingo, Mondor, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

2. DCP-ZDR-2021-08485 – 757 Casino Drive Two New High Wall Signs North Shore/Chateau Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.
 Mr. Shawn Gallagher informed signs design details, signs location, and proposed renderings.
 There being no questions or comments from Public or Commissioners.
 Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan Project Development Plan (PDP) DCP-ZDR-2021-08485 for two high wall signs, as filed by Shawn Gallagher of Buchanan Ingersoll & Rooney on behalf of HOLDINGS ACQUISITION CO LP, the property owners, with the following conditions of approval:

1. The final construction documents, including site plan, elevations, and sign details shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Mondor, Deitrick, O'Neill
 RECUSED: Burton-Faulk
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. DCP-ZDR-2021-05875 5941 Penn Ave
 Demolition and New construction of six-story, mixed-use building. East Liberty Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Bill Sittig from Sittig, Cortese & Wratcher, INC made project overview , explained proposed structure uses, including 10% of residential affordable units and proposal support from local organizations.

Mr. Izzi Rudolph added details regarding preservation plans for the existing theatre building and a history of communication with area residents.

Mr. Ryan Indovina , project architect, presented site location, map, photos of context, site plans, site arrangement, and information about preserving current structure uses.

Mr. Indovina explained parking plans, bike storage proposed, floor plans, elevation, renderings, and exterior color pallet and décor elements.

Chairwoman asked for questions and comments from Public.

Ms. Cathleen Green stated with no support for subject application because of existing concerns, and complained about lack of communication with development group.

Ms. Swampwaek, local artist, also had concerns and expressed no application support.

Ms. Aviva Lubowsky explained that her family has roots in the neighborhood and feels concerns about subject project.

Mr. Adrian Jones, resident, stated with concerns.

Mr. Eric Vanistendael, area resident, stated that proposed new building is nice, but not clear who will occupy it. He also explained that no community engagement in project discussion done.

Mr. Sallyann Kluzz, resident and architect, asked commissioners not to move application and continue dialog between community and developers.

Ms. Christina Bethea explained commissioners her position.

Ms. Mellissa McSwingen informed that years ago a historical commercial district was established for the area, but poorly it was supported. Ms. McSwingen added that business choices for current tenants will remain after construction.

Mr. Adam Golden, resident, stated with no project support.

Mr. Joseph Hall, resident, asked commissioners not to move application.

Ms. Marina Balko stated that she sees lack of evidence of community process and requested not to move application.

Ms. Caldwell, resident, had concerns about project design and construction management plan.

Ms. Walker presented a list of concerns and stated with no support.

Ms. Lori Moran, president of East Liberty Chambers Collaboration, stated in support and had two questions and two concerns.

Ms. Phat Man Dee, musician, informed that she performed many times in the Theatre and has no support to project.

Mr. Mitch Swain explained the importance of Theater as a center of neighborhood for numerous people and did not support the application.

Ms. LaTasha Mayers stated that so few spaces to be together left for African American people, asked to extend leasing agreement for Theater, had no application support.

Ms. Christy Owens, resident, stated about recent negative changes in the neighborhood.

Ms. Nicole Sims asked to support a Theater future.

Ms. Joy Katz also asked to support a Theatre future.

Ms. Valerie Parm, resident, requested to support local artist and Theatre. She also underlined that theatre structure will not be demolish, existing lease extends till 2029.

Ms. Jennifer Haven stated that Theatre future activity have to be guarantee.

Mr. Mel Packer stated that proposed building is nice but application does not have to be moved because of lack of community process.

Ms. Bekezela Mguni, artist, also requested not to move subject application.

Ms. Stacey Jarrele underlined the uniqueness of Theatre and asked not to move forward

with this project.

Chairwoman asked for questions and comments from Commissioners.

Ms. Burton-Faulk thanked everyone for participation and suggested to continue the hearing, so conversation between community and developers happened.

Ms. Deitrick agreed with Ms. Burton –Faulk to continue hearing.

Mr. Sittig made some clarifications on discussed concerns.

He stated that proposal is only a frame work to be done, preservation of Theatre structure and uses also will have place.

Mr. Indovina added that proposed development will have no effect on Theatre operation.

Ms. Mingo agreed to continue this hearing and suggested applicant to focus on lease extension and long term Theatre help.

Ms. Deitrick suggested in the future, to think about a more formal addition of listing the RCO in the materials, or should this be added to Hearing and Action Reports.

Ms. Mondor stated that all community concerns have to be meat; she has a summarized list of concerns including issuance of continuance uses on site, dumpsters locations, Theatre functions, major tenants lease terms.

Ms. Mingo asked about Zoning Code section 922 clarification.

On motion moved by Ms. Burton-Faulk and seconded by Ms. Dick commissioners agreed to continue with subject hearing.

4. DCP-MPZC-2021-01300 – 234 Ella Street Zone Change Petition from R1A-H to LNC. Bloomfield Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Phi Bishop, property owner, presented site and context information, site plans, zone change criteria , aerial view, future use plans, and public outreach.

Mr. Kevin McKeegan, attorney, added more project details.

Vice Chairwoman called for questions and comments from Public.

Ms. Christine Howell from Bloomfield Development Corporation stated in support of proposal.

Mr. Ross Goodwin, resident, had noise and traffic concerns and requested to deny the application.

Vice Chairwoman called for questions and comments from Commissioners.

Ms. O'Neill asked some project design information.

There being no more questions or comments from Commissioners.

Vice Chairwoman called for Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of the Zone Change Petition DCP-MPZC-2021-01300 to rezone 234 Ella Street, parcel 49-S-137, from Residential Single-Unit Attached High Density (R1A-H) to Local Neighborhood Commercial (LNC) with the following conditions:

1. An application for future development at the development site that includes the subject parcel shall be referred to the Planning Commission as a Site Plan Review in accordance with the provisions of Section 922.04.C; and

2. A Development Activities Meeting shall be required prior to any hearing at Planning Commission regarding future development at this development site

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Burton-Faulk
 RECUSED: Mondor
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2022-00026, Haberman Street, Minor Subdivision, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Haberman Avenue Subdivision, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

6. DCP-LOT-2021-01330, 5263 Dresden Way, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

5263 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
 RECUSED:
 OPPOSED:

ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01302, 299 38th Street, Minor Subdivision, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.
There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

299 38th Street, 6th Ward, City of Pittsburgh, County of Allegheny, received by the
Planning Commission on January 25, 2021, BE APPROVED and the signatures of the
proper officers of the Planning Commission be affixed thereto. (No improvements or
monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01320, 279 45th Street, Minor Subdivision, Central Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.
There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

274 45th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received
by the Planning Commission on January 25, 2021, BE APPROVED and the signatures of
the proper officers of the Planning Commission be affixed thereto. (No improvements or
monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01323, 5107 Dresden Way, Minor Subdivision, Upper
Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.
There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

5107 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2021-01322, 5109 Dresden Way, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

5109 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

11. DCP-LOT-2022-00027, Beehan Street, Minor Consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Beehan Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

12. DCP-LOT-2022-00029, Howe Street, Lot Line Revision, Shadyside

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

Howe Street Lot Line Revision, 7th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on January 25, 2022, BE APPROVED and the
signatures of the proper officers of the Planning Commission be affixed thereto. (No
improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

13. DCP-LOT-2022-00050, 35th Street, Minor Consolidation, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

35th Street Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received
by the Planning Commission on January 25, 2022, BE APPROVED and the signatures of
the proper officers of the Planning Commission be affixed thereto. (No improvements or
monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick

IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

14. DCP-LOT-2021-01680, UPMC Shadyside Presbyterian, Major Consolidation 2, West Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, Chairwoman called for questions
and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the
Motion.

MOTION:

UPMC Presbyterian Shadyside Consolidation, 4th Ward, City of Pittsburgh, County of
Allegheny, received by the Planning Commission on January 11, 2022, BE APPROVED
and the signatures of the proper officers of the Planning Commission be affixed thereto.
(No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

Director Dash and Derek Dauphin reported Oakland Plan, Thriving Together main overview including planning process, engagement summary, equity strategy, major themes, draft for land use strategy.

Directors Report Briefing information is attached for commissioners' review and comments.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. Mingo. The meeting adjourned at 6:40pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.

City of Pittsburgh
Planning Commission
Meeting Minutes

February 8, 2022 2:00pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kathleen Oldrey
 Kevin Kunak
 Sarah Quinn
 Daniel Schepcke

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A. Approval of Minutes

On motion moved by Ms. Burton-Faulk and seconded by Ms. Mingo, the minutes of the January 25, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-13047 – 1163 Murray Hill Avenue

- Cliff Levine

DCP-ZDR-2021-05875 - 5941 Penn Avenue

- Lizzie Anderson

DCP-ZDR-2021-03233 -

- Skip Schwab, representing East Liberty Development Inc. (2 letters)
- Walt Haim

CP-MPZC-2021-01666 Council Bill 2021-1906 Oakland Crossings

-
- Peggy Walsh
- Sarah Ali
- Blithe Runsdorf
- Colleen Cadman representing AARP Pennsylvania

DCP-HN-2021-01137 (Historic Nomination-Tito House)

- Patrick J. Rega, representing Nicole McGuire and James McGuire
- Nicole McGuire
- Thomas M Castello, representing the Sal Williams Family
- Melissa McSwigan
- David S. Rotenstein
- Rona L Peckich

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-03233, 6100 Penn Ave
Demolition and new construction of bank. East Liberty Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Michael Takacs explained site location, presented map, context images, site plan, landscaping plans, parking and open space areas proposed. Mr. Takacs explained sustainability details, accessibility plans, and construction management summary.

Mr. Vaughn Benson presented elevation renderings, perspective views, and exterior finish materials palette.

Ms. Csisbe provided information about community process and modifications done for the original design.

Ms. Jes Regensburger explained local artist Mural proposed on permanent façade.

Mr. Todd Samms added information regarding art installations and opportunities for local artists.

Mr. Takacs presented examples of possible art ideas.

Chairwoman called for questions and comments from the Public.

Ms. Lori Moran explained some accessibility concerns and stated in favor of proposal.

Mr. Bruce Chan asked to deny proposed development because it is not consistent with the area. Mr. Chan requested to have more public activity meetings.

Mr. Skip Schwab stated in project support because Chase addressed all raised concerns. Mr. Ed Lesoon , area resident, was in opposition of proposed Mural and suggested that it should be mobile.

Ms. Aloson Keating stated with concerns about proposed parking and considered proposal as a bad development.

Ms. Melissa McSwigen stated that site could be used for multiple purposes, and proposed to think about other opportunities for use.

Chairwoman Mondor asked for questions and comments from the Commissioners.

Ms. Deitrick was disappointed how subject space proposed to be used, new structure not reflecting old area style, and scale is not adequate.

Ms. Mingo stated that good job done to move building. Developers have to address community needs. Ms. Mingo asked how Chase plans to maintain art overtime and about policy for public use of landscaping area.

Ms. Mondor thanked for changes done for the original plans, stated about two minds of solutions for Mural design, and suggested add criteria to motion considering Zoning Code development requirements.

Ms. O'Neil added her vision of development matching scale.

Ms. Deitrick had the same scale concern.

Ms. Blackwell stated about her opinion for type of arts for bank Mural.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP□ZDR-2021-03233 based on the application filed by Coral Silsbe, on behalf of LOFTUS GROUP LLC, the property owners, with the following conditions:

1. The final construction documents, including site plans, landscape plan, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the Record of Zoning Approval.

The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED: O'Neill

MOTION CARRIED

2. DCP-HN-2021-01137 1817 5th Ave and 1818 Colwell St Historic Nomination Tito House Uptown Neighborhood
Ms. Quinn made presentation in accordance with the attached staff report.
Chairwoman called for questions and comments from the Public.

Mr. Tom Castello, attorney for house owner, informed that his client is in opposition of the proposed nomination and requested to deny it.

Dr. Brittany McDonald, Uptown resident and application nominator, and representative of Uptown Partners presented site photos, explained criteria for historic nomination, presented the ECO Innovation District plan.

Ms. McDonald informed that to many historical structures already demolished, subject building was abandoned for 20 years.

Ms. Nicole McGuire, property owner, stated in opposition of nomination.

Dr. David Rotenstein, historical expert, stated about his research, and underlined building uniqueness, structure meets 7 for 8 criteria for nomination.

Ms. Dev Meyers informed PC that she holds degree in American History, and provided some site information.

Mr. Patrick Rega, owner representative, explained about current property conditions, not buyable for rehabilitation, cost of rehabilitation is very high.

Ms. Mellisa McSwigen supported nomination.

Mr. Rob Pfaffmann, architect, also supported proposed nomination.

Ms. Jeanne McNutt stated in favor of nomination.

Chairwoman Mondor asked for questions and comments from the Commissioners.

Ms. Dick suggested preserving historical structures.

Ms. Burton-Faulk supported Dr. McDonald, asked property owners why no site maintenance was provided.

Ms. Mondor stated in support of application.

Ms. Mingo agreed that building should remain.

Ms. Blackwell also agreed with other Commissioners.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of DCP-HN-2021-01137 1817 5th Ave and 1818 Colwell St for listing as a City-designated historic site.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00107, Broadhead Fording Road, Major Consolidation 1, Fairywood

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Broadhead Fording Road Consolidation, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON February 22, 2022.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

4. DCP-LOT-2022-00101, 2146 Centre Ave, Minor Subdivision, Middle Hill

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Centre Ave Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

5. DCP-LOT-2021-01326, 32 Revere Way, Minor Subdivision, Polish Hill

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Revere Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

6. DCP-LOT-2021-01331, 5173 Dresden Way, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

7. DCP-LOT-2021-01319, 4222 Geneva Street, Minor Subdivision, Central Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Geneva Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2021-01329, 3513 Sardis Way, Minor Subdivision, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Sardis Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

9. DCP-LOT-2021-01328, 3445 Spring Way, Minor Subdivision, Lower Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

Spring Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Deitrick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

E. Director's Report

Director Dash provided information about Oakland Plan updates previously presented to PC.

F. Adjournment

Motion to adjourn made by Ms. Askey and seconded by Ms. O'Neill. The meeting adjourned at 4:45pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

February 22, 2022 2:00pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Holly Dick
 Dina (Free) Blackwell

Staff Present

Corey Layman, Zoning Administrator
 Kate Rakus, Principal Planner
 Recording Secretary Svetlana Ipatova

Anne Kramer
 William Gregory
 Daniel Schepke
 Kevin Kunak

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A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the February 8, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-03233 – 6100 Avenue

- Rob Pfaffmann

Council Bill 2021-1906 and DCP-MPZC-2021-01666 - Oakland Crossings

- Mark Thomas, President, Pittsburgh Regional Alliance
- Eric Day

DCP-HN-2021-01137 - (Historic Nomination-Tito House)

- Brittany McDonald, Executive Director, Uptown Partners of Pittsburgh

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-14048 414 1st Ave

Demolition of single story structure in rear of parcel and exterior alterations. Downtown Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Kento Ohmori presented site location, site plan, photos of context, and proposed renderings. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-14048 filed by Stanfield Allen on behalf of property owners OAKLAND PROPERTY COMPANY LL, for demolition of a single-story structure located on parcel 1-M-55-1 and exterior alterations on parcel 1-M-54 with the following conditions:

1. The final construction plans, including interim site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

2. DCP-ZDR-2021-14042, 407 Cinema Drive Exterior renovation to existing structure in South Side Works. South Side Flats Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Randy Roberty presented site map, surrounding site images, floor plan, elevation plans, and landscaping plan.

Ms. Barbara Rudiak from South Side Community Council stated in support of application.

There being no more comments from the Public, Chairwoman called for questions and comments from the Commissioners.

Ms. Dick asked for clarification for sidewalk accessibility.

There being no more comments from the Commissioners, Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-14042 based on the application filed by Cori Medley of the Design Collective on behalf of PITTSBURGH -SSW2, with the following conditions:

1. The final construction documents, including site plans, landscape plan, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and

2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the Record of Zoning Approval. The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00107, Broadhead Fording Road, Major Consolidation 2, Fairywood

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Matthews Avenue Consolidation, 30th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

4. DCP-LOT-2022-00158, Carnival Way, Minor Subdivision, Allentown

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Carnival Way Consolidation, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

5. DCP-LOT-2021-01317, 3434 Bethoven, Minor Subdivision, Polish Hill

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

3434 Bethoven Street, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

6. DCP-LOT-2022-00177, Kohen Street, Minor Subdivision, Overbrook

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Kohen Street Consolidation, 32nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

7. DCP-LOT-2022-00179, Frankstown Avenue, Minor Subdivision, Larimer

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Frankstown Ave Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 22, 2022, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00194, S 18th Street, Lot Line Revision, South Side Slopes

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Cassatt Street Lot Line Revision, 3rd Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 22, 2022, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2022-00117, Lafayette Avenue, Minor Subdivision, Perry South

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Lafayette Ave Consolidation, 26th Ward, City of Pittsburgh, County of Allegheny,
 received by the Planning Commission on February 22, 2022, BE APPROVED and the
 signatures of the proper officers of the Planning Commission be affixed thereto. (No
 improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
 RECUSED:
 OPPOSED:
 ABSTAINED:

MOTION CARRIED

10. DCP-LOT-2022-01332, Harmar Street, Minor Subdivision, Polish Hill

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

334 Harmar Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Blackweel SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2021-01634, Hays Run, Major Subdivision 1, Hays

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Hays Run Subdivision, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 8, 2022.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Blackwell. The meeting adjourned at 2:40pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.

City of Pittsburgh
Planning Commission
Meeting Minutes

March 8, 2022 3:30pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor

Jennifer Askey
Dina (Free) Blackwell
Holly Dick
Rachel O-Neill
Fred Brown

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kevin Kunak
Daniel Scheppke
Stephanie Joy Everett
Tiffany Krajewski

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A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the February 22, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-05875- 5941 Penn Avenue

- Skip Schwab c/o East Liberty Development, Inc

DCP-ZDR-2021-12955 – 3701 5th Avenue - UPMC

- Mary Beth McGrew and Paul Supowitz, c/o University of Pittsburgh
- Paul Supowitz, c/o Oakland Task Force
- Georgia Petropoulos, c/o Oakland Business Improvement District (OBID)
- Janet Squires c/o Schenley Farms Civic Association

Council Bill 2021-1906 and DCP-MPZC-2021-01666

- IBEW Local 5 and the Western PA Chapter of the National Electrical Contractors Association

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action

1. DCP-ZDR-2021-13829 – 330 North Shore Drive
New enclosure over existing outdoor dining area adjacent to North Shore Drive.
North Shore Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Dan Gonzalez presented photos of existing site condition, proposed outdoor seating renderings, and colors of exterior materials design.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-13829 filed by Steve Brescia on behalf of property owners NORTH SHORE DEVELOPERS 2013, LP, for use of an approx. 800 SF enclosure over the existing outdoor dining area adjacent to North Shore Drive, located on parcel 8-K-15 with the following conditions

: 1. The final construction documents, including site plan and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

Continued item.

2. Council Bill 2021-1906 and DCP-MPZC-2021-01666

Continued Item; amended March 7, 2022.

Zoning Code Text & Map Amendment

OPR-E Oakland Crossings

Central and South Oakland Neighborhoods

Mr. Dash made project overview, explained time steps, and some revision made to the original proposal.

Council Bruce Kraus thanked development crew for work done and changes made.

Mr. Jake Pawlak informed details for changes made to OPR zoning proposal since September 2021, project timeline, changes to performance points, and additional public benefits.

Mr. John Kamin presented updates to Oakland Crossing, boundaries of impacted new districts, that takes over 13 acres, information about proposed new zoning districts, public benefits, and made legislation review.

Chairwoman summarized presented information and suggested to take more time for Commissioners to review it.

On motion moved by Ms. Askey and seconded by Ms. Dick, the motion for continuation of subject project was approved.

D. Plan of Lots

3. DCP-LOT-2021-01634, Hays Run, Major Subdivision 2, Hays

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Hays Run Subdivision, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:

ABSTAINED:
MOTION CARRIED

4. DCP-LOT-2022-00207, Suismon Street, Minor Consolidation, East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Suismon Street Consolidation, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2022-00221, Glass Center, Minor Consolidation, Friendship

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Glass Center Consolidation, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00176, Universal Street, Minor Consolidation, Sheraden

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Universal Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the

signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

7. CP-LOT-2022-00261, 5536 Baum Boulevard, Minor Consolidation, Friendship

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

BAUM BOULEVARD Consolidation, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2022-00258, Wapello Street, Minor Consolidation, Brighton Heights

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Wapello Street Consolidation, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

9. DCP-LOT-2022-00256, Woods Run, Major Subdivision 1, Woods Run

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Woods Run Subdivision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2022-00217, Bedford Ave, Major Consolidation 1, Crawford Roberts

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2022-00202, 1100 Shady Ave, Major Subdivision 1, Squirrel Hill North

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1100 Shady Avenue Subdivision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
 RECUSED:

OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

Director Dash reported about recent updates for OAKLAND PLAN.

Ms. Everett informed commissioners project overview, draft plan, process timeline, and community engagement.

Ms. Rakus presented existing and new zoning draft for subject project.

Director Dash added information about public review changes.

Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. O'Neill. The meeting adjourned at 5:50pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

March 22, 2022 3:00pm Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Rachel O'Neill
Fred Brown
Dina (Free) Blackwell
Holly Dick

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Kevin Kunak
Sarah Quinn
Tiffany Krajewski

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A. Approval of Minutes

On motion moved by Ms. Blackwell and seconded by Ms. Dick, the minutes of the March 8, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-12955 6100 Penn Avenue

- Rob Pfaffman

DCP-HN-2021-01137 Tito House

- Alan Ackerman

DCP-ZDR-2021-12955 – UPMC Presby Bed Tower

- Wanda Wilson, Executive Director, OPDC
- Georgia Petropoulos, CEO, Oakland Business Improvement District (OBID)

Council Bill 2021-1906 and DCP-MPZC-2021-01666 – Oakland Crossing UC-MU

- Caroline Mitchell
- Joan P. Dickerson
- Carlino Giampolo
- Georgia Petropoulos, CEO, Oakland Business Improvement District (OBID)
- Elena Zaitsoff for Oakcliffe Community Organization
- David Panasiuk, President, Oakcliffe Community Organization
- Eric Day
- Wanda Wilson, Executive Director, Oakland Planning Development Corporation
- Mark Anthony Thomas, President, Pittsburgh Regional Alliance
- Mark Oleniacz
- Tom McIntyre, Business Manager, IBEW Local #5 and Chad Jones, Executive Director, Western PA Chapter, National Electrical Contractors Association

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-HN-2021-01526 – 4905 5th Avenue Historic Nomination for Rodef Shalom Synagogue. Shadyside Neighborhood

Ms. Quinn made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of 4905 5th Ave, DCP-HN-2021-01526 for listing as a City-designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Dick, Blackwell, Burton-Faulk, Brown, Mingo, Mondor, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

2. DCP-ZDR-2021-12955 – 3701 5th Avenue New construction of UPMC Presbyterian Hospital bed tower. West Oakland Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. John Krolicki explained site location and project scope.
 Mr. Stephen Vebber from HGA presented site photos and aerial views.
 Mr. Roger Altmeyer added master plan details.
 Mr. Vebber informed about exterior materials proposed and presented street video.
 Mr. Alex Terzich presented glass tower renderings and elevation drawings.
 Ms. Kootchick presented landscape plan, existing and proposed tree canopy and tree planting, tree palette and ground covers, bicycle storage, and sun/shady study.
 Ms. Melanie Harris explained community engagement process.
 Mr. Harrison informed about storm water plans, energy usage and water reduction usage.
 Mr. Altmeyer stated about diversity, equity and workforce initiative.
 Mr. Kloricki informed about affordable housing details.
 Ms. Renee Piechochi presented public art plans.
 Ms. Cindi Jampole summarized traffic plan study, TDM strategies for patients and visitors.
 Mr. Mike Schester from UPNC explained construction management plan.

Chairwoman called for question and comments from the Public.

Mr. Jeffrey Nobers from Builders of Pennsylvania stated in support of application.
 Ms. Elena Zaitsoff requested information about onsite parking during the construction period.
 Ms. Wanda Wilson informed about public process held, concerns regarding massive structures, and community proposal approval.
 Mr. Greg Vogt stated in support.
 Mr. Broadbent stated in support also.
 Ms. Georgia Petropoulos supported application.
 Ms. Kellyp stated in support.
 Chairwoman called for questions and comments from the commissioners.
 Ms. Dick asked for some project details clarification.
 Mr. Brown asked for clarification of targeting people of colors for this project and sustainable minimum wage.
 Ms. Mingo asked about details for pedestrian crossing driveway.
 There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-12955 was filed by IKM Incorporated on behalf of CHILDRENS HOSPITAL OF PITTSBURGH, property owner, for new construction of a 17-story UPMC Presbyterian Hospital Tower, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
 The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for

a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3

MOVED BY: Ms. Mingo SECONDED BY: Mr. Brown
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Brown, Mingo, Mondor
 RECUSED: O'Neill
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. DCP-ZDR-2020-05391 – 1323 Forbes Avenue New construction of Duquesne University's College of Osteopathic Medicine Uptown Neighborhood

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Rod Dobish from Duquesne University made project introduction.
 Ms. Katrina Barnett added project information.
 Mr. Paul Ceriani presented project site plan and storm water management summary.
 Mr. Packtor stated about landscaping plans and open space.
 Mr. Scott Kraynak reported about indoor environmental quality, wellness and life safety items.
 Mr. Dobish explained community engagement.
 Mr. Generett presented new school goals and job opportunities.
 Mr. Barnett explained parking plans, presented access plans, floor design and structure renderings.
 Ms. Cindi Jampole explained traffic analysis.
 Mr. Neil Martin presented site contextual photos, aerial views, and renderings.
 There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
 There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-05391 based on the application filed by WTW Architects on behalf of DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Mingo SECONDED BY: Mr. Brown
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor
 RECUSED: O'Neill, Brown
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

4. Zoning Code Text Amendment Proposed Zoning Code Text Amendment removing review of sidewalk cafés in the public right of way from the Zoning Code.

Ms. Rakus made presentation in accordance with the attached staff report.
Chairwoman called for questions and comments from the public.

Ms. Elena Zaitsoff stated about public access concern.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendment.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Mr. Brown
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2022-00284, Junius Street, Minor Consolidation, Ridgemon

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Junius Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00297, Rose Street, Minor Subdivision, Middle Hill

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Rose Street Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

7. DCP-LOT-2022-00256, Woods Run, Major Subdivision 2, Woods Run

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Woods Run Subvision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2022-00217, Bedford Avenue, Major Consolidation 2, Crawford Roberts

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

9. DCP-LOT-2022-00202, 1100 Shady Avenue, Major Subdivision 2, Squirrel Hill North

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

1100 Shady Avenue Subdivision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on Mar 8, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

10. DCP-LOT-2022-00292- Shadeland Avenue, Minor Subdivision, Marshall-Shadeland

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Shadeland Avenue Subdivision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

E. Continued Hearing and Action

11. Council Bill 2021-1906 and DCP-MPZC-2021-01666 Zoning Code Text & Map Amendment OPR-E Oakland Crossings Central and South Oakland Neighborhoods

Mr. Dash informed about changes made to the subject items.

Ms. Mondor asked for some clarifications for proposed amendment.

Ms. Mingo has a question regarding the addition to the Zoning Code section.

Vice Chairwoman called for questions and comments from the public.

Ms. Millie S. had concerns about street views and shadow.

Mr. Mark Oleniacz had traffic concerns, stated in opposition, and requested to reject the proposed plan..

Ms. Zaitsoff from Oakland Community organization stated in opposition, suggested

starting over with the proposal. Ms. Zaitsoff had concerns regarding proposed scale, density, and parking.

Ms. Andrea Boykowish, resident, had some concerns too.

Ms. Wanda Wilson from OPDC stated for proposal approval.

Ms. Georgia Petropoulos stated in support.

Mr. Howard Steven stated in opposition and not supporting this project.

Mr. Mike Madden stated in support.

Vice Chairwoman called for questions and comments from the commissioners.

Ms. Mingo raised height concern and stated that for her was not enough information to understand some proposed items.

Mr. Kamin made height proposal clarification based on map locations.

Ms. Rakus explained some details for proposed height reductions.

Mr. Dash explained staff recommendation for moving application to city council.

Ms. Dick suggested continuing project review.

Mr. Layman explained commissioners' options to proceed or move, and informed about timeline.

Ms. Blackwell suggested to make a positive recommendation and add conditions or corrections.

Commissioners voted for Ms. Dick motion. Motion was denied.

Ms. Mingo suggested moving with two additional conditions and asked staff to help with wording.

Mr. Kraus asked PC to complete a process with proposed recommendations.

Vice Chairwoman called for the motion.

MOTION:

That the Planning Commission makes a positive recommendation to Council with the following conditions:

1. City Council amend 2021-1906 to the version posted to the City Planning Notices website for the March 22, 2022 meeting, and as presented to Planning Commission, with the additional conditions in the report as stated below.

2. Section 904.07.C.1.c(2)(a) relating to building height and stepbacks shall be edited to the following: (ii) Structures in excess of eighty-five (85) feet in height shall meet one of the following standards beginning no higher than eighty-five (85) feet: (A) Additional front and street-side step-backs of ten (10) feet are required, in addition to the ten (10) foot step-back required at sixty-five (65) feet. (B) The portion of the structure that exceeds eighty-five (85) feet in height must be no more than eighty (80) percent of the building footprint. The required ten-foot step-back at sixty-five (65) feet shall be maintained.

3. Section 904.08.C.4 regarding Performance Points shall be edited to include "Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master Development Plan, in accordance with procedures as developed by the Department of City Planning.

" 4. Section 904.07.C.2 regarding Build-To Zones shall be edited to remove the reference to the Administrator's Exception where Urban Open Space is provided and this language shall be added "A build-to zone is imposed on all Street frontages, except where the applicant can document that the frontage requirements cannot be met due to Green Buffer or Urban Open Space requirements."

5. Section 922.15.A regarding Parking shall be amended to the following: Surface parking is prohibited, except as accessory to single and two-unit residential when located at the rear of the property, or as accessory to Multi-Unit Residential uses with at least fifty (50) dwelling units for no more than ten (10) spaces. Surface parking accessory to such Multi-Unit Residential shall be subject to the landscaping and screening standards of Chapter 918, regardless of the applicability related to number of spaces set forth therein, and shall not be located in any Build-To Zone. Tuck-in parking,

located at the rear and underneath multi-unit residential structures shall not be considered surface parking

. 6. Section 922.15.C relating to Building Length shall be edited to limit building length to 400 feet.

7. Section 922.15.F.2 and 922.15.F.3 relating to Fences and Walls be edited to remove the language regarding walls built into landscapes and retaining walls.

8. Section 915.07.C and 915.07.D.1 and 915.07.D.2 related to Performance Points (On Site Energy Consumption New and Existing Buildings and related definitions) shall be amended to duplicate the proposed draft publicly available for the new base zoning districts scheduled for an upcoming hearing at Planning Commission.

9. Section 911.04 relating to permitted uses be amended to remove "College or University Campus" completely as permitted use in the UC-MU.

10. City Council gives further review and consideration to the height buffers and the height recommendations adjacent to existing residential districts.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Brown
RECUSED: O'Neill
OPPOSED:
ABSTAINED:
MOTION CARRIED

F. Director's Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Dick and seconded by Ms. Blackwell. The meeting adjourned at 6:55pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

April 5, 2022 4:10pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Rachel O'Neill
 Holly Dick

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 William Gregory
 Kevin Kunak
 David DeLeon

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A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2022-00182 – 300 6th Avenue

- David J. Tshudy c/o First Presbyterian Church of Pittsburgh
- Jeremy Waldrup, c/o Pittsburgh Downtown Partnership
- Jon Colburn, c/o Smithfield United Church of Christ
- Eric Ravotti c/o GNC Holdings, LLC
- Robert Arundel c/o Key Bank
- Katie Schaible c/o Monmade, LLC
- Nick Unkovic c/o JLL Capital Markets

- Herky Pollock c/o CBRE, Inc.
- Robert Powers c/o Powers & Company, Inc.

Council Bill 2021-1906 and DCP-MPZC-2021-01666_2022-03-22_Correspondence

- Millie Sass

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-HN-2022-00182 – 300 6th Avenue Change of use of upper floors to Multi-Unit Residential and Transfer of Development Rights for dwelling units. Central Business District Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Sean Beatley from STRADA Architects made project introduction, presented site map, site location, site history, contextual photos, proposed site plan, elevation drawings, floor plans, sustainability report, storm water management, and construction management plans.

Mr. Kevin McKeegan explained proposed transfer of development rights TDR, presented sites survey, and statement of compliance.

Chairwoman called for questions and comments from the public.

There being no questions or comments.

Chairwoman called for questions and comments from the commissioners.

Ms. Deitrick asked some clarifications on proposed construction management plans.

There being no more comments from the commissioners, Chairwoman called for the Motion.

MOTION1:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2022-00182 filed by Strada LLC on behalf of 300 SIXTH AVENUE PROPERTY LLC, property owner, for 216 residential dwelling units allowed by right, exterior and interior alterations, use of the ground level for retail sales and services, 35 integral parking spaces in the basement, 85 bicycle spaces, and roof top amenity space.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Mondor Burton-Faulk, Mingo, Askey, Deitrick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

MOTION 2:

The Conditional Use Application for transfer of development rights for 33 dwelling units from 130-160 5th Avenue, parcel 1-D-150, to 300 6th Avenue, parcels 2-A-85 and 2-A-85-1 and 2-A-85-2, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

MOVED BY: Ms. Askey SECONDED BY: Ms. O'Neill

IN FAVOR: Dick, Mondor Burton-Faulk, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

MOTION 3:

The Conditional Use Application for transfer of development rights for 5 dwelling units from 417 Wood Street, parcel 1-H-195, to 300 6th Avenue, parcels 2-A-85 and 2-A-85-1 and 2-A-85-2, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

MOVED BY: Ms. Mingo SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mondor Burton-Faulk, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

MOTION 4:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2022-00182 filed by Strada LLC on behalf of 300 SIXTH AVENUE PROPERTY LLC, property owner, for 38 additional dwelling units, with the following conditions:

1. The applicant shall receive City Council approval for the Transfer of Development Rights; and
2. The applicant shall record the legal instrument approved by the City Solicitor binding the Transfer of Development Rights as per Section 910.01.D.1; and
3. The final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Mondor Burton-Faulk, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2020-00551, Pius Street, Major Consolidation 1, South Side Slopes

Mr. Kunak made presentation in accordance with the attached staff report. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Pius Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON April 19, 2022.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Mondor Burton-Faulk, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

3. DCP-LOT-2022-00389, Pennsylvania Avenue, Minor Subdivision, Manchester

Mr. Kunak made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Pennsylvania Avenue, 21st Ward, City of Pittsburgh, County of Allegheny, received by the
 Planning Commission on April 5, 2022, BE APPROVED and the signatures of the proper
 officers of the Planning Commission be affixed thereto. (No improvements or monuments
 needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED: Burton-Faulk
 MOTION CARRIED

4. DCP-LOT-2022-00422, Claus Ave, Carrick, Minor Subdivision, Carrick

Mr. Kunak made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the
 Motion.

MOTION:

Claus Avenue, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning
 Commission on April 5, 2022, BE APPROVED and the signatures of the proper officers of
 the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Mondor, Mingo, Askey, Deitrick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED: Burton-Faulk
 MOTION CARRIED

5. DCP-LOT-2022-00413, Preble Avenue, Minor Consolidation, Chateau

Mr. Kunak made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Chairwoman called for questions
 and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the

Motion.

MOTION:

Preble Avenue Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Dick

IN FAVOR: Dick, Mondor, Mingo, Askey, Deitrick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED: Burton-Faulk

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. Askey. The meeting adjourned at 5pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

April 19, 2022 2:15pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O-Neill
Jennifer Askey
Fred Brown

Staff Present

Corey Layman, Zoning Administrator

Anne Kramer
William Gregory
Kevin Kunak
Daniel Schepke

Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

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12. DCP-LOT-2020-00551, Pius Street, Major Consolidation 2, South Side Slopes	7

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Blackwell, the minutes of the March 17, 2022 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. O'Neill, the minutes of the April 5, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-05131, 05218, 05219 – Duffield Street

- Mary Beth Tedesco
- David and Lois Malehorn
- Robert A. Haney, P.E.
- David Hairhoger
- Gabriel Smith and Andrea Wolff
- Yovana Bontrager and Andre Shenk
- Loghan and Oren Wright
- Matthew L. Diersen, AIA, Secretary, Morningside Area Community Council
- Kathryn Canfield

DCP-ZDR-2021-05875 – 5941 Penn Avenue

- Caitlin Green, Board Chair and Joseph Hall, Executive Director, Kelly Strayhorn Theater
- Joseph Hall, Executive Director, Kelly Strayhorn Theater
- James McNeel, City Theatre Company
- Melissa McSwigan

DCP-ZDR-2021-02959 – 4808 Baum Boulevard

- Sam Spearing c/o Bloomfield Development Corporation

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. **DCP-ZDR-2021-05131, DCP-ZDR-2021-05218, DCP-ZDR-2021-05219** Duffield Street, parcel 82-E-50 Construction of 6 single unit attached dwelling units. Stanton Heights Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. John Porter presented aerial map, photos of existing site condition, proposed site design, floor plans, elevations, renderings, exterior materials palette, construction management plan, storm water management, and community meetings held.

Mr. Ben Walls informed about landscaping proposal, geotechnical report, and steep slope analysis.

Mr. Mike Giampietro explained retain walls summary.

Vice Chairwoman called for questions and comments from the Public.

Mr. Michael Lain, area resident, stated in application opposition and had concerns regarding area density, traffic, noise, slope design.

Mr. Gerald P. stated in opposition with similar concerns.

Vice Chairwoman called for questions and comments from the commissioners.

Ms. O'Neill asked about plan review criteria, addressed to discussed community concerns, and asked for clarification for proposed construction vehicles parking.

There being no more comments from the commissioners, Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Site Plan Review cases DCP-ZDR-2021- 05131, DCP-ZDR- 2021-05218, DCP-ZDR-2021-05219 was filed by Desmone Architects on behalf of TRAFFIC EFFECT LLC, the property owners, for development along Duffield Street, parcel 82-E-50, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval;
The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. O'Neill

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey

RECUSED:

OPPOSED: Dick

ABSTAINED: O'Neill

MOTION CARRIED

2. **DCP-ZDR-2021-02959 – 4808 Baum Boulevard** Demolition and new construction of automatic car wash. Bloomfield Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Mr. Ryan Indovina presented site map, aerial map, site plan, elevations, site photos, and landscaping plans.

Mr. Indovina also explained transportation analysis.

Mr. Steve Todorovich presented wash report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-02959 based on the application filed by Indovina Associates, on behalf of ORANGE CAFÉ INC (THE), the property owner, with the following conditions:

1. The final construction documents, including site plans, landscape plan, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and 2.
2. DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the Record of Zoning Approval.

This decision shall expire within one (1) year of the date of approval if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No

physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3

MOVED BY: Ms. Dick SECONDED BY: Mr. Brown
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Brown, Askey, Dick
 RECUSED: O'Neill
 OPPOSED: Deitrick
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00522, Schenley Center, Major Subdivision 1, Upper Hill

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Schenley Center Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Deitrick
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

4. DCP-LOT-2022-00456, 939 W North Avenue, Major Subdivision 1, Allegheny West

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

W North Avenue Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Deitrick
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

5. DCP-LOT-2022-00470, University of Pittsburgh, Major Consolidation 1, North Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

University of Pittsburgh Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

MOVED BY: Mr. Brown

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

6. DCP-LOT-2022-00195, Carnegie Street, Minor Subdivision, Upper Lawrenceville

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Carnegie Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

7. DCP-LOT-2022-00427, Lorigan Street, Minor Subdivision, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Lorigan Street Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of

the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

8. DCP-LOT-2022-00454, Dawson Street, Minor Subdivision, Central Oakland

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Dawson Street Subdivision, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

9. DCP-LOT-2022-00500, Oswego Street, Minor Consolidation, Brighton Heights

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Oswego Street Consolidation, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick
 IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

10. DCP-LOT-2022-00520, Auburn Street, Minor Consolidation, Larimer

Mr. Scheppke made presentation in accordance with the attached staff report.
 There being no comments from the Public, the Vice Chairwoman called for questions

and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Auburn Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

11. DCP-LOT-2022-00523, Mayflower Street, Minor Consolidation, Larimer

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Mayflower Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

12. DCP-LOT-2020-00551, Pius Street, Major Consolidation 2, South Side Slopes

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Pius Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: MS. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill

RECUSED:

OPPOSED:

ABSTAINED:
MOTION CARRIED

E. Director's Report

- No report

F. Adjournment

Motion to adjourn made by Mr. Brown and seconded by Ms. Blackwell. The meeting adjourned at 4pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

May 3, 2022 2:15pm Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 Rachel O-Neill
 Jennifer Askey
 Fred Brown

Staff Present

Kate Rakus, Principal Planner
 Svetlana Ipatova, Recording Secretary

Anne Kramer
 Kevin Kunak
 William Gregory
 Sarah Quinn

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Item	Page Number
1. DCP-HN-2021-00821 – 1800 Ley Street Historic Nomination for the for the Troy Hill Fire House. Troy Hill Neighborhood	2
2. DCP-ZDR-2019-08238 –5546 Baum Boulevard New construction of a 7 and 9-story residential structure Friendship Neighborhood	2
3. DCP-LOT-2022-00553, Mayflower Street, Minor Consolidation, Larimer	3
4. DCP-LOT-2022-00518, Spring Garden Ave, Minor Consolidation, Spring Garden	3
5. DCP-LOT-2022-00507, Suismon Street, Minor Consolidation, East Allegheny	4
6. DCP-LOT-2022-00549, Duffield Street, Minor Subdivision, Staton Heights	4
7. DCP-LOT-2022-00522, Schenley Center, Major Subdivision 2, Upper Hill	5
8. DCP-LOT-2022-00456, 939 W North Ave, Major Subdivision 2, Allegheny West	5
9. DCP-LOT-2022-00470, University of Pittsburgh, Major Consolidation 2, North Oakland	5

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-12140 - 525 S Aiken Ave

- Sean Haran

DCP-ZDR-2021-05131, 05218, 05219 – Duffield Street

- Jerry Pompa

Carnegie Library of Pittsburgh Main Branch, Schenley Plaza Entrance Addition and Renovations

- Wanda E. Wilson on behalf of Oakland Planning and Development Corporation (OPDC)

Article on Ethanol in Allegheny County

- Alex Pagareski

Oakland Plan Rezoning

- Brendan Lucas

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. **DCP-HN-2021-00821 – 1800 Ley Street**

Historic Nomination for the for the Troy Hill Fire House.
Troy Hill Neighborhood

Ms. Quinn made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of .DCP-HN-2021-00821 1800 Ley Street for the Troy Hill Fire House for listing as a City-designated historic site.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Dick, Burton-Faulk, Askey, Deitrick, O'Neill, Brown, Blackwell

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

2. **DCP-ZDR-2019-08238 – 5546 Baum Boulevard**

New construction of a 7 and 9-story residential structure
Friendship Neighborhood

Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Bill Sittig informed commissioners description and background of project.

Mr. Michael Gornick explained community communication and residents engagement in project review.

Mr. Myers presented contextual map, neighborhood context, site plan, landscaping plan, elevations, perspective views, and materials study.

Mr. Joe Galbraith , civil engineer, presented storm water management plans.

Mr. Gornick explained sustainability goals, master plan details, and accessibility.

Ms. Cindy Jampole reported transportation study and traffic improvement proposed.

Vice Chairwoman called for questions and comments from the Public.

Ms. Lenore Williams thanked developers for working with residents, and stated about proposed 1st floor use options.

Mr. Sean Haran stated in project support.

Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCP-ZDR-2019-08238 for new construction of a nine story residential structure based on the application and drawings filed by Stantec on behalf of Baum Haus Holding LLC., property owner, with the following conditions:

Final construction plans including final elevations and site plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit for new construction.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill
 IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, O'Neill, Brown, Blackwell
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00553, Mayflower Street, Minor Consolidation, Larimer

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Mayflower Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell
 RECUSED:
 OPPOSED:
 ABSTAINED: O'Neill
 MOTION CARRIED

4. DCP-LOT-2022-00518, Spring Garden Ave, Minor Consolidation, Spring Garden

Mr. Schepke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Spring Garden Ave, 26th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 3, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell
 RECUSED:
 OPPOSED:
 ABSTAINED: O'Neill
MOTION CARRIED

5. DCP-LOT-2022-00507, Suismon Street, Minor Consolidation, East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Suismon Street Consolidation, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 3, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell
 RECUSED:
 OPPOSED:
 ABSTAINED: O'Neill
MOTION CARRIED

6. DCP-LOT-2022-00549, Duffield Street, Minor Subdivision, Staton Heights

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Duffield Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 3, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey
 IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell
 RECUSED:
 OPPOSED:
 ABSTAINED: O'Neill

MOTION CARRIED

7. DCP-LOT-2022-00522, Schenley Center, Major Subdivision 2, Upper Hill

Mr. Schepcke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

Schenley Center Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. Askey

IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell

RECUSED:

OPPOSED:

ABSTAINED: O'Neill

MOTION CARRIED

8. DCP-LOT-2022-00456, 939 W North Ave, Major Subdivision 2, Allegheny West

Mr. Schepcke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

939 W North Ave Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022 BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. Askey

IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell

RECUSED:

OPPOSED:

ABSTAINED: O'Neill

MOTION CARRIED

9. DCP-LOT-2022-00470, University of Pittsburgh, Major Consolidation 2, North Oakland

Mr. Schepcke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

University of Pittsburgh Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. Askey

IN FAVOR: Dick, Burton-Faulk, Mingo, Askey, Deitrick, Brown, Blackwell

RECUSED:

OPPOSED:

ABSTAINED: O'Neill

MOTION CARRIED

E. Director's Report

- No report.]

F. Adjournment

Motion to adjourn made by Ms. O'Neill and seconded by Mr. Brown. The meeting adjourned at 3:35pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

May 17, 2022 2:15pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor

Jennifer Askey

Sabina Deitrick

Secretary, Becky Mingo

Dina (Free) Blackwell

Holly Dick

Staff Present

Corey Layman, Zoning Administrator

Anne Kramer

Andrew Dash, Director of City Planning

William Gregory

Kate Rakus, Principal Planner

Kevin Kunak

Svetlana Ipatova, Recording Secretary

Stephanie Joy Everett

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2.DCP-ZDR-2022-01078 – 3300 Preble Avenue New construction of ALCOSAN CSO & Disinfectant building Marshall-Shadeland Neighborhood	2
3. DCP-LOT-2022-00591, Saw Mill Run Blvd, Major Consolidation 1, Mount Washington	3
4. DCP-LOT-2022-00625, Straubs Lane, Minor Consolidation, Troy Hill	3
5.DCP-LOT-2022-00483, Arch Street, Minor Consolidation, Central Northside	3
6.DCP-LOT-2022-00543, W North Avenue, Minor Consolidation, Central Northside	4
7.DCP-LOT-2022-00113, Dean Street, Minor Consolidation, Lincoln Lemington Belmar	4
8.DCP-LOT-2022-00652, Ridgeway Street, Minor Consolidation, Upper Hill	4

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Deitrick, the minutes of the April 19, 2022 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. Deitrick, the minutes of the May 3, 2022 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2022-01078, 3300 Preble Ave
Matthew Galluzzo, President and CEO Riverlife

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action:

1. **Oakland Plan and Zoning Code Text Amendments**

Staff will provide an update on public input process and request Planning Commission continue the Public Hearing until June 14, 2022, with public testimony taken at that meeting.

Director Dash presented commissioners overview information regarding scheduled hearing for Oakland Plan and Zoning Code Text Amendments.

Mr. Dash explained project timeline, draft plan engagement and public comments, community review criteria and staff recommendation. Mr. Dash asked PC continue the Public Hearing until June 14, 2022 with public testimony taken at that meeting.

On motion moved by Ms. Deitrick and seconded by Ms. Askey, the continuance on June 14, 2022 was approved.

2. **DCP-ZDR-2022-01078 – 3300 Preble Avenue**

New construction of ALCOSAN CSO & Disinfectant building
Marshall-Shadeland Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report.

Ms. Jeanne Clark from Alcosan informed commissioners about efforts made to improve the original plans base on briefing comments made by PC.

Mr. Rulison Evanc, roject engineer, explained site location, community process summary, presented photos of site context, and proposed renderings.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Deitrick thanked the applicants for efforts made to improve a proposed structure.

Ms. Mondor also thanked for changes made.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2022-01078 based on the application filed by GHD Group on behalf of ALLEGHNEY COUNTY SANITARY AUTHORITY, property owner, with the following conditions: 1. The final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval. The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after

starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell
 IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00591, Saw Mill Run Blvd, Major Consolidation 1, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Saw Mill Run Boulevard, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 1, 2022

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

4. DCP-LOT-2022-00625, Straubs Lane, Minor Consolidation, Troy Hill

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Straubs Lane Consolidation, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
 IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
 RECUSED:
 OPPOSED:
 ABSTAINED:
 MOTION CARRIED

5. DCP-LOT-2022-00483, Arch Street, Minor Consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Arch Street Consolidation, th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

6. DCP-LOT-2022-00543, W North Avenue, Minor Consolidation, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

W North Ave Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor

RECUSED:

OPPOSED:

ABSTAINED:

MOTION CARRIED

7. DCP-LOT-2022-00113, Dean Street, Minor Consolidation, Lincoln Lemington Belmar

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Dean Street Subdivision, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell

IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor

RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00652, Ridgeway Street, Minor Consolidation, Upper Hill

Mr. Scheppke made presentation in accordance with the attached staff report.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

Ridgway Street Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

Ms. Kramer informed updates on former cases reviewed.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Ms. Askey. The meeting adjourned at 3:15pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

May 31, 2022, at 2:00 PM, Meeting called to order by Vice Chair Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo late arrival

Jennifer Askey
Sabina Deitrick, Acting Secretary
Holly Dick
Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Deputy Director of City Planning
Kate Rakus, Principal Planner
Mary Russo, Recording Secretary

Anne Kramer
William Gregory
Kevin Kunak

MOTION:

Vice Chair Burton-Faulk asked for a vote appointing Ms Deitrick as Acting Secretary for today

MOVED BY: Ms Askey

Ms Dick seconded

IN FAVOR: Vice Chair Burton-Faulk, Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill

CARRIED

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A. Approval of Minutes

On motion moved by Ms Dick and seconded by Ms Askey, the minutes of the May 17, 2022, meeting are approved.

ABSTAINED: Ms O'Neill

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- Regarding Oakland Plan Rezoning
 - Mavis Rainey, Executive Director
 - Oakland Transportation Management Associates]
- Regarding Pittsburgh Skat Park Proposal
 - Molly Figgis
 - No Zoning & Development Review application received]

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action

DCP-ZDR-2022-00446 – 642 Fort Duquesne Boulevard

Renovation of existing 9-story structure for multi-unit residential Central Business District Neighborhood

Ms Kramer presented the project for City Planning- there was no ZBA Hearing; Design Review was satisfactory; DOMI Transportation Impact Study was approved; DAM meeting with Pittsburgh Downtown Partnership was held March 19, 2022, at 10:00 am. City Planning staff recommends approval with the standard condition that final construction plans, including site plan, elevations, and landscape plans are reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval, ROZA.

Mr Kevin Rutledge gave his presentation of the project – No Historic Review is required since the structure and district are not locally listed.

Vice Chair Burton-Faulk called for public testimony.

Ms Kramer stated no hands were raised

Vice Chair Burton-Faulk called for questions or comments from commissioners. Hearing none she called for a motion to approve.

MOTION:

To approve DCP-ZDR-2022-00446 – 642 Fort Duquesne Boulevard

With the following condition presented in the report:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval;

MOVED BY: Ms O'Neill

SECONDED BY: Ms Dick

IN FAVOR: Vice Chair Burton-Faulk, Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill

CARRIED:

2. Hearing and Action

DCP-ZDR-2021-00263 – 305 Wood Street

New construction of 20-story multi-unit residential tower and renovation of existing 4-story structure for mixed-use development Central Business District Neighborhood

Mr Kevin Kunak presented the project for City Planning – Variances approved from ZBA Case 83 of 2021; DAM meeting with Pittsburgh Downtown Partnership; Design Review recommended CDAP; DOMI is reviewing the transportation study.

Staff recommendation is approval with conditions that DOMI approve the transportation study and issue curb cut permits and site plan review prior to the final ROZA, that final construction documents are reviewed and approved by the Zoning Administrator prior to the final Record of Zoning Approval, ROZA.

Mr Ryan Indovina, Indovina Associates Architects, with Steve Kemp, City Club Apartments, gave his presentation of the project

Vice Chair Burton-Faulk called for public testimony
 Ms Kramer stated no hands were raised
 Ms Kramer along with Vice Chair Burton-Faulk welcomed in Ms Mingo
 Vice Chair Burton-Faulk called for questions or comments from commissioners. Hearing none she called for a motion based on the conditions in the report.

MOTION:
 Motion to approve based on the conditions in the report.

Ms Deitrick stated she had no motion but a comment of thanks for the letters added to the packet.

MOVED BY: Ms Mingo
 SECONDED BY: Ms O'Neill

IN FAVOR: Vice Chair Burton-Faulk, Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill, Ms Mingo
 CARRIED

Vice Chair Burton-Faulk asked if plans #1 and #2 could be batched together, then plan #8 heard separately, then plans #3, 4, 5, 6, 7, 9, and 10 batched together.
 Mr Schepke agreed.

D. Plan of Lots

1-DCP-LOT-2022-00774, Rosetta Street, Major Subdivision 1, Garfield
 2-DCP-LOT-2022-00713, Forbes Avenue, Major Consolidation 1, North Oakland

Mr Schepke presented plans 1 and 2 with the recommendation to preliminarily approve the subdivision and schedule the final review June 14, 2022.

Vice Chair Burton-Faulk asked to clarify the final review is for both plans 1 and 2 June 14.

Mr Schepke confirmed that is correct.

Ms Dick has a question what is the proposed use of plan #2?

Mr Schepke stated no use is proposed. Several parcels are owned by CMU and as far as he was aware they are just consolidating them into a single lot.

MOTION: to hold these preliminarily until June 14, 2022

MOVED BY: Ms Dick
 SECONDED BY: Ms O'Neill

IN FAVOR: Vice Chair Burton-Faulk, Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill, Ms Mingo

CARRIED

8-DCP-LOT-2022-00761, Nixon Street, Minor Consolidation, Manchester

MOTION: to approve the plan

MOVED BY: Ms Deitrick
 SECONDED BY: Ms Askey

IN FAVOR: Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill, Ms Mingo
 ABSTAINED: Vice Chair Burton-Faulk

CARRIED

3-DCP-LOT-2022-00591, Saw Mill Run Blvd, Major Consolidation 2, Mount Washington
 4-DCP-LOT-2022-00717, Penn Avenue, Minor Consolidation, Central Business District
 5-DCP-LOT-2022-00716, 5525 Penn Avenue, Lot Line Revision, Garfield
 6-DCP-LOT-2022-00745, Auburn Street, Minor Subdivision, Larimer
 7-DCP-LOT-2022-00732, Goettman Street, Lot Line Revision, Troy Hill
 9-DCP-LOT-2022-00777, Merriman Court, Lot Line Revision, South Side Flats
 10-DCP-LOT-2022-00779, Foreland Street, Minor Consolidation, East Allegheny

MOTION: to approve the plans of lots

MOVED BY: Ms Deitrick

SECONDED BY: Ms O'Neill

IN FAVOR: Vice Chair Burton-Faulk, Ms Askey, Ms Deitrick, Ms Dick, Ms O'Neill, Ms Mingo

CARRIED

E. Director's Report

Deputy Director Dash reported the was no report:

F. Adjournment

Motion to adjourn made by Ms Deitrick and seconded by Ms O'Neill. The meeting adjourned at 3:36 PM

Approved by:

Disclaimer

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**City of Pittsburgh
Planning Commission
Meeting Minutes**

June 14, 2022, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Deputy Director of City Planning
Kate Rakus, Principal Planner
Mary Russo, Recording Secretary

Anne Kramer
Kevin Kunak
Stephanie-Joy Everett
Thomas Scharff

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6. DCP-LOT-2022-00713, Forbes Avenue, Major Consolidation 2, North Oakland	

A. Approval of Minutes

No meeting minutes were presented for approval. There was no approval vote.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Regarding **Pittsburgh Flag Proposal**

- Cristen Post, graphic designer, with a proposal to redesign the city flag

Regarding **The Oakland Plan**

- Katharine Kelleman, CEO, Port Authority
- David Panasiuk, Oakcliffe Community Organization
- Millie Sass
- Howard K Stevens, Jr.
- Elena Zaitsoff
- Chris Cieslak, Green Building Alliance
- Mary Beth McGrew, University of Pittsburgh

- Mark Oleniacz
- Wanda Wilson, OPDC

C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

DCP-ZDR-2022-03212 – 625 Liberty Avenue
Exterior renovations for existing structure.
Central Business District Neighborhood

Ms. Kramer made a presentation in accordance with the attached staff report
Ms Kramer explained no ZBA was required, the review was satisfactory, a Development Activities Meeting was held on March 10, 2022 with the Pittsburgh Downtown Partnership..

Mr. Rutledge presented the exterior changes to the structure.

Chair Mondor called for testimony from the Public
There was no public testimony.

Chair Mondor called for questions or comments from Commissioners.
There were no questions or comments from Commissioners.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan case DCP-ZDR2022-03212 as filed by Strada on behalf of LIBERTY AVE HOLDINGS LLC, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms Blackwell SECONDED BY: Ms Deitrick

IN FAVOR: Blackwell, Deitrick, Burton-Faulk, Mingo, Dick, O'Neill

RECUSED:

OPPOSED:

MOTION APPROVED

D. Continued Hearing and Action (See Attachment C for staff reports)

Oakland Plan and Zoning Code Text Amendments
Adoption of the full Oakland Plan and recommendation to City Council on the related Zoning Code text amendments including new UC-MU, UC-E, and R-MU Zoning Districts and expansion of the IZ-Overlay

Mr Dash presented two items, adoption of the Oakland Plan and Recommendations to the first phase of the Plan.

Ms Everett presented the Community Chapter of the Plan.

Mr Dash presented the Development Chapter.

Mr Scharff presented the Mobility Chapter.

Ms Zeigler presented the Infrastructure Chapter.

Mr Dash presented the Staff recommendations to adopt with changes outlined in the presentation and changes document.

Ms Rakus presented the Zoning Overview of the new base zoning districts; rezoned P designation; removal of A, C, and D subdistricts to OPR zone with B subdistrict to remain;

Chapter 915 inclusion of new districts, bonus points, parking and changes made as result of positive recommendation from public comment.

Chair Mondor called for testimony from Public.

Ms Millie Sass stated concerns and to not recommend rezoning.

Ms Wanda Wilson stated concerns and to reconsider rezoning.

Andrea Boykowycz stated concerns about online process, imbalance on the steering committee, and compromises on the integrity of the process.

Mr Bob Reppe read a statement from CMU into the record.

Mr Mark Oleniacz stated concerns about communication limits to the process, height limits around the Cathedral of Learning, affordable housing, and to not recommend rezoning.

Ms Elena Zaitsoff stated concerns on the impact to residents and residential areas bordering the new zoning districts and submitted a personal letter.

Ms Jamila Christine Ducar stated concerns to challenges implementing the plan in full.

Ms Georgia Petropoulos stated that there should be more time to evaluate and further review and provide changes to the plan to be considered.

Ms Melissa McSwigan stated that there is more work and more thought and understanding to the new base zoning districts to be done.

Mr Conner Scanlon stated concerns for more robust setback and height limits, keeping the Cathedral the center point of the neighborhood, and suggested an architecture review board.

Ms Allison Keating suggested an exemption from parking for affordable housing and the need to upward to be more inclusive.

Ms Kate Honan stated and recommended that there be more accountability for student housing landlords.

Mr Mike Madden stated the current state of the plan underachieves and more time and thought is needed. His view is not to recommend the plan.

Mr Brennan Conway stated real protection is needed for pedestrian and bike safety; suggested MU Res be nearer transit and services; and that increased height in core zones would more benefit outer residential needs

Ms Chris Cieslak Supported the energy code changes and to recommend the plan.

Chair Mondor called for questions or comments from Commissioners.

Chair Mondor suggested there be two votes, one for the Plan as a vision goal and policy that adopts high level recommendations with comments at a lower level.

After a lengthy discussion among commissioners on draft language clarity, to see the vision statement cleaned up, difference between green space vs green buffers vs open space, the minimum definition of urban open space, open space through the design review process, clarifying the vote on Halket St., how to remedy something that is already in the bill that prior approval doesn't preempt something that might conflict in this conversation, making changes similar to recommendation by the PC and approved by City Council, why the zoning piece is included with the neighborhood plan, zoning and the Plan are interrelated and that the process still has asymmetry of information, the lack of wholehearted support for the Plan is disappointing, how to address IZ, the possibility to approve the Plan and potentially continuing zoning, regarding parking and the issue of institutional racism on parking should be in the Plan, clarifying waste management and other vague issues, the process of a condition approval which can be done after the fact and brought back to the Commission with changes, plan's innovative policies and structures equally committed to maintaining neighborhoods, a strengthening of some of the words and still meets their intent.

Ms Blackwell stated she needed to leave at 5:30pm and asked when the vote will occur.

Chair Mondor stated that there is a quorum and Ms Blackwell was able to leave if need be.

MOTION:

Chair Mondor asked for a motion to approve the neighborhood plan with the changes that have been made for today's meeting.

MOVED BY:

Ms Dick so moved and added she would like to put on the condition that the community work more on rewriting the mission statement to better reflect the total needs of the community
Ms Burton-Faulk seconded

Chair Mondor stated they had a second and asked if there was any discussion

Chair Mondor stated she would like to see the vision statement clarified to represent different constituencies.

Chair Mondor asked commissioners if there was any other discussion

Chair Mondor asked for a roll call vote

IN FAVOR: Ms Burton-Falk, Ms Dick, Ms Mingo, Chair Mondor

ABSTAINED: Ms Deitrick

OPPOSED:

MOTION APPROVED

Chair Mondor stated the Planning Commission has adopted the Neighborhood Plan with that condition

Zoning Code text amendments

Chair Mondor asked commissioners for input on what to recommend to City Council vote on the question of zoning - to make changes, choose to continue, or give a negative recommendation.

Commissioners discussed the specifics of their direction if a recommendation is tabled for further work and possible conditions and revisions to be reviewed before going to City Council.

Commissioners also reviewed their three concerns about the parking garage's 50 or more spaces, a 400-foot building being too long, and the heights that seemed to create an "island" at Halket St that was not addressed in this meeting. Other concerns were to include 3D models and more information to help visualize building heights and their relationship to adjacent single-family homes and buffers adjacent to buildings; the maximum height and the maximum build out in those areas; and heights of the central commercial district along Fifth and Forbes;

Deputy Director Dash stated that the Oakland plan being proposed is continuing what the commission already voted on, which was a general improvement trying to represent the maximum zoning envelope and that the actual buildings that may be proposed in relation to existing buildings fit more with other lower height buildings in South Oakland or Central Oakland. Chair Mondor stated she wanted to make sure the commissioners are not preemptively changing their material conditions by intruding into these areas in a way that is significantly different than the existing conditions and not adversely affecting that section's ability to plan in the future.

MOTION:

Chair Mondor stated this zone change approaches the City zoning code where the standards about residential compatibility are different from the way the code has been written and should there be possible contingencies on this zoning approval, or should commissioners move to continue to another time or take a vote as it is?

Chair Mondor asked Ms Burton-Faulk to define her motion.

MOVED BY:

Ms Burton-Faulk made a motion to recommend approval with a condition to look at the 40-foot island more closely to ensure that they are not adversely affected in future planning.

Chair Mondor stated that she was concerned specifically about the 65 120 ft section.

Ms Burton-Faulk agreed to add that to the motion.

Chair Mondor also added the two conditions that staff reconsider the 400-foot building max as too long and the parking garage 50 or more spaces should have a different trigger to come before PC.

Chair Mondor also added she would give staff some direction to say that there are different things that impact adjacencies to residential areas, materials, or concerns about what that building type is.

Chair Mondor stated they had a motion with three conditions
Ms Dick seconded

Chair Mondor asked commissioners if there was any other discussion

Chair Mondor asked for a roll call vote.

Ms Rakus stated she missed the first condition and the need to describe it a little bit differently than the 40-foot hole as an island.

Chair Mondor stated concern about the Coltart zoning that has a max of 40 foot and as shown on the proposed height map

Mr Layman asked for the purposes of transcripts and minutes and an effort to craft the motion rather than expressing concerns to city council

Motion:

1. City Planning provide more information to City Council that there is no detrimental effect on the height district on Coltart that is limited at 40 feet because of the zoning on Halket from Louisa to Iroquois. Planning Commission is concerned that this Coltart district is surrounding by tall buildings and the rezonings it pushes to increased density and they have not had the chance to have that conversation yet.
2. Planning Commission believes that 400 feet is too long for maximum building length and staff shall propose a different max length.
3. In the thresholds of projects scopes requiring Planning Commission review and approval, the minimum number of structured parking spaces requiring approval shall be lower than 50.

Chair Mondor asked for a roll call

Commissioner Blackwell not present

IN FAVOR: Ms Burton-Falk, Ms Dick, Ms Mingo, Chair Mondor

RECUSED:

OPPOSED: Ms Deitrick

MOTION APPROVED

D. Plan of Lots

1. DCP-LOT-2022-00817, McCaslin Street, Minor Subdivision, Hazelwood
2. DCP-LOT-2022-00807, Dawes Street, Lot Line Revision, Arlington
3. DCP-LOT-2022-00774, Rosetta Street, Major Subdivision 2, Garfield
4. DCP-LOT-2022-00713, Forbes Avenue, Major Consolidation 2, North Oakland

Chair Mondor asked if the four items could be batched together.

Mr Kunak stated that Mr Schepke was out, and the four plans can be batched.

Chair Mondor asked commissioners if there was any reason to pull out any of the plans. hearing none she read through all the plans of lots

Mr Kunak presented all the plans and recommendations from City Planning to approve all four plans.

Chair Mondor asked if anyone would like to speak with regards to these four applications

MOTION:

Chair Mondor asked for questions or comments from the commission. Hearing none she asked for a motion to approve items one two three and four as stated in their reports

Moved By: Ms Dick recommended that approval of all four plans

Ms Deitrick seconded

Chair Mondor asked for roll call vote

IN FAVOR: Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo, Chair Mondor

RECUSED:

OPPOSED:

MOTION APPROVED

E. Director's Report

Mr Layman stated there is no report

F. Adjournment

The meeting adjourned at 5:33 PM

Approved by:

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City of Pittsburgh
Planning Commission
Meeting Minutes

June 28, 2022 at Time, Meeting called to order by Chair Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman not present
 Secretary, Becky Mingo

Commissioner Jennifer Askey
 Commissioner Holly Dick
 Commissioner Rachel O'Neill
 Commissioner Dina (Free) Blackwell

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Director of City Planning
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary

Kevin Kunak
 William Gregory
 Joseph Fraker
 Katherine Reed

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A. Approval of Minutes

Commissioners are in receipt of minutes for 06/14/22 with minutes for 05/31/22 still outstanding.
 Minutes are held until both can be reviewed at the next meeting.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- Regarding Oakland Rezoning
 - Gloria Sciulli
 - Resident

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action

[DCP-ZDR-2022-04487 – 301 Grant Street New high wall signs for Oxford Centre.

Central Business District Neighborhood

Mr Kunak presented for City Planning - four new high wall signs on an existing 45 story structure also known as Oxford Center. Each sign will be approximately 803 square feet and shall have internal illumination. Each sign will be affixed at the penthouse level above the 45-story tower portion of Oxford Center. The signs will face Grant Street, Third Avenue, Cherry Way, and Fourth Avenue. There are no requests to the Zoning Board of Adjustment as part of this application. The sign image was reviewed in staff design review and there are no comments. A Development Activities Meeting was held virtually on May 12, 2022, with the Pittsburgh Downtown Partnership. The recommended motion is that the Planning Commission of the City of Pittsburgh approve this project development plan of four new high wall signs on Oxford Center.

Mr Kolano presented the project – We sent a letter and reached out to Councilman Lavelle, and there is a letter on file for compliance to luminance. The square footage of the smallest side of the building is 81,000 square feet, and at 2% it gives us a sign of 1,006 square feet. We're using the smallest side for our calculation. The signs fall on the mechanical penthouse louvers of the building and will be attached to a solid panel that's in the center. The signs will be mounted flush against the panel with no spacing in between. The lowercase letters are 12 feet high, and the uppercase, the center on the letter p, reaches to 17 feet 2 inches. The square footage is 803 square feet, less than 50 percent of the two percent allowance. Day and night views of the signs were presented, and the letters will be only white since the building facade itself has illumination at the base. They will not be color changing and will be dimmable led modules so that it will be compliant with the city light levels. The other three signs will be of similar positioning and the same size of 803 square feet. The signs will be readable from 5,040 to 7,210 feet excluding whatever is not visible because of other buildings, other obstructions, or you're simply too close. This is part of a whole rebranding of Oxford Center.

Chair Mondor asked for public testimony.

Mr Kunak stated there were no hands raised.

Chair Mondor asked for questions or comments from commissioners.

Chair Mondor took a roll call vote.

MOTION:

The Planning Commission of the City of Pittsburgh approve this project development plan of four new high wall signs on Oxford Center.

MOVED BY: Ms Dick

SECONDED BY: Ms Askey

IN FAVOR: Chair Mondor, Ms Askey, Ms Dick, Ms Mingo, Ms O'Neill, Ms Blackwell

CARRIED

2. Hearing and Action

DCP-ZDR-2022-03745 – 1 Market Street Change of use to multi-unit residential.

Central Business District Neighborhood

Mr Kunak presented for City Planning – This is a project development plan to change the use of floors two through six as multi-unit residential with a total of five residential units in an existing six-story structure, exterior alterations as needed, and repair of existing windows. There are no requests to the Zoning Board of Adjustment. Design review was not required for this project. A Development Activities Meeting was held virtually on May 12, 2022, with the Pittsburgh Downtown Partnership. Some of the questions asked in the DAM are in the hearing and actual report. The recommended motion for this application is that the Planning Commission approve the project development plan with the following condition: the final construction document shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

Mr James McMullan presented the project – The location of the building is at the corner of Fort Pitt Blvd and Market Street. It is a very small footprint. The lot is only 35 feet by 40 feet with a six-story

building. The developer wants to convert the upper floors from offices to four rental apartments with only one apartment per floor. All floors will be identical. The existing building has an elevator and a stair. There is no work on the first floor which has an existing coffee shop to reopen. No work is contemplated on the outside unless we discover any needed repairs. Repairs will be in-kind. The owner also owns the parking lot across the street.

Chair Mondor asked for public testimony.

Mr McMullan stated no hands were raised.

Chair Mondor asked for questions or comments from commissioners.

Ms Dick asked because of the small size of this project are any accessible units required?

Mr McMullan stated there is a requirement to have type B units, so it's not fully accessible but just must meet the requirements of type B not type A units. He stated they could be easily refurbished to an A.

The code requires you to make them B above 4 units.

Ms Dick asked if the entrances are accessible.

Mr McMullan stated entrances are currently fully accessible as the structure is already a functioning office building, so there are no impediments.

Chair Mondor asked for a motion to approve as stated in their reports.

Chair Mondor took a roll call vote.

MOTION:

The Planning Commission of the City of Pittsburgh approve the project development plan with the following condition: the final construction document shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

MOVED BY: Ms Askey

SECONDED BY: Ms O'Neill

IN FAVOR: Chair Mondor, Ms Askey, Ms Dick, Ms Mingo, Ms O'Neill, Ms Blackwell

CARRIED

D. Plan of Lots

1. DCP-LOT-2020- 00855, Wickliff Street, Minor Consolidation, Upper Lawrenceville
2. DCP-LOT-2022-00847, E Warrington Ave, Minor Consolidation, South Side Slopes
3. DCP-LOT-2022-00875, Steel City Squash, Minor Consolidation, Larimer
4. DCP-LOT-2022-00760, Duffield Street, Minor Consolidation, Stanton Heights
5. DCP-LOT-2022-00846, Greenfield Ave, Minor Consolidation, Greenfield
6. DCP-LOT-2022-00853, Grandview Avenue, Minor Subdivision, Mount Washington
7. DCP-LOT-2022-00887, Manhattan Street, Lot Line Revision, Manchester

Chair Mondor stated that she has a relationship with one of the applicants, but it will not prevent her from voting on that plan of lots.

Chair Mondor read through all seven plans of lots. She stated that the plans can be batched unless there is a reason they have to separate an item. She will take them as a vote of seven items one through seven.

Mr Schepke presented all seven plans of lots. The recommended motions are to approve all seven plans of lots.

Chair Mondor asked for public testimony.

Mr Schepke stated no hands were raised.

Chair Mondor asked for questions or comments from commissioners.

Chair Mondor asked for a motion to approve as stated in their reports.

Chair Mondor took a roll call vote.

MOTION: to approve as stated in their reports.

MOVED BY: Ms O'Neill

SECONDED BY: Ms Blackwell

IN FAVOR: Chair Mondor, Ms Askey, Ms Dick, Ms Mingo, Ms O'Neill, Ms Blackwell
CARRIED

E. Director's Report

- Deputy Director Dash stated there is no Director's Report.

F. Adjournment

Motion to adjourn made by Ms O'Neill and seconded by Ms Mingo. The meeting adjourned at 3:24 PM.

Approved by:

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City of Pittsburgh
Planning Commission
Meeting Minutes

July 12, 2022, at 2:40 PM, Meeting called to order by Chair Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman not present
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick not present
 Dina (Free) Blackwell
 Holly Dick
 Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash, Deputy Director of City Planning
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary

Anne Kramer
 Kevin Kunak
 Joseph Fraker
 Katherine Reed

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1. DCP-LOT-2022-00894, Melwood Ave, Minor Consolidation, Polish Hill 2. 2. DCP-LOT-2022-00092, Duncan Street, Minor Subdivision, Upper Lawrenceville 3. DCP-LOT-2022-00883, Alpine Ave, Minor Subdivision, Central Northside 4. DCP-LOT-2022-00115, Garnet Way, Minor Subdivision, Bloomfield 5. DCP-LOT-2022-00885, Taft Ave, Minor Consolidation, Beltzhoover 6. DCP-LOT-2022-00893, Saw Mil Run Blvd, Minor Consolidation, Carrick 7. DCP-LOT-2022-00916, Lincoln Ave, Minor Subdivision, Larimer 8. DCP-LOT-2022-00929, McLain Street, Minor Consolidation, Allentown	#2

- A. Approval of Minutes
 B. Commissioners are in receipt of minutes for meetings from May 31, June 14, and June 28, 2022.
 C. On motion moved by Ms Dick and seconded by Ms Mingo to approve the minutes of the May 31, 2022. Ms O'Neill abstained. The minutes for the May 31, 2022, meeting are approved.

- B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- DCP-ZDR-2021-05256 635 Smithfield
 - Pittsburgh Downtown Partnership
- DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan
 - Squirrel Hill Urban Coalition

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action

DCP-ZDR-2022-01225 – 239 Fort Pitt Boulevard Exterior renovations

Chair Mondor read the item for hearing and action and called on Ms Kramer.

Ms Kramer presented for City Planning with the recommendation to approve the project.

Mr Rothschild presented the proposed project, the building being a twin of 235 Fort Pitt Blvd, a before and after comparison of the features of both buildings and the proposed restorations to 239 Fort Pitt Blvd.

Chair Mondor called for public testimony.

Mr Fraker stated no hands were raised. No members of the public offered testimony.

Chair Mondor called for questions or comments from commissioners. Hearing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan case DCP-ZDR-2022-01225 filed by Rothschild Doyno Collaborative on behalf of KEITH B KEY ENTERPRISES LLC, the property owner.

MOVED BY: Ms Askey

SECONDED BY: Ms Dick

IN FAVOR: Ms Askey, Ms Blackwell, Ms Dick, Ms Mingo, Chair Mondor, and Ms O'Neill
CARRIED

D. Plan of Lots

2. Chair Mondor asked if the plan could be batched together.

Mr Scheppke stated they could.

Chair Mondor asked commissioners if there were any plans that needed to be pulled out.

Hearing none she read the list of plans of lots 1 through 8.

Mr Scheppke presented the plan with the recommendation to approve all.

1. DCP-LOT-2022-00894, Melwood Ave, Minor Consolidation, Polish Hill 2.
2. DCP-LOT-2022-00092, Duncan Street, Minor Subdivision, Upper Lawrenceville
3. DCP-LOT-2022-00883, Alpine Ave, Minor Subdivision, Central Northside
4. DCP-LOT-2022-00115, Garnet Way, Minor Subdivision, Bloomfield
5. DCP-LOT-2022-00885, Taft Ave, Minor Consolidation, Beltzhoover
6. DCP-LOT-2022-00893, Saw Mill Run Blvd, Minor Consolidation, Carrick
7. DCP-LOT-2022-00916, Lincoln Ave, Minor Subdivision, Larimer
8. DCP-LOT-2022-00929, McLain Street, Minor Consolidation, Allentown

Chair Mondor asked for public testimony.

Mr Fraker stated no hands were raised.

Chair Mondor asked for questions or comments from commissioners. Hearing none she asked for a motion.

MOTION: to approve all the plans of lots as stated in their report.

MOVED BY: Ms Blackwell

SECONDED BY: Ms Askey

IN FAVOR: Ms Askey, Ms Blackwell, Ms Dick, Ms Mingo, Chair Mondor, and Ms O'Neill
CARRIED

E. Director's Report

Deputy Director Dash reported the following:

The Oakland Plan:

- A brief update concerning the Oakland Plan to create options to present to the registered community organizations to update the mission statement according to the Commission's condition.
- Have made the other changes recommended by the Commission and will post the plan to the Oakland Plan Website.

The Phase I Zone change:

- Have made changes to the zoning in accordance with the recommendations from the Commission
- Have forwarded them to the Mayor's Office for City Council consideration
- Praises to Mr Kunak for creating illustrations of height limits and maximum zoning envelopes that were not a part of the Phase I rezoning, per the Commission, which will also be presented to City Council

Neighborhood Planning:

- In a future Director's Report, with a more detailed look at the Hill District and City Planning's work with the community and organizations, on an update to the Hill District Master Plan, and it's adoption as the next neighborhood plan by the Commission.
- The timeline of public comment and release of the draft will take until the end of the year. But, as drafts of the plan are completed, they will be shared beforehand with the Commission in future meetings with the first draft, including a general overview and process, being released to the steering committee in September.

F. Adjournment

Motion to adjourn made by Ms Askey and seconded by Ms Blackwell. The meeting adjourned at 3:07 PM.

Approved by: Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.

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Acting Chairwoman Rachel O'Neill
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary,

Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick

W d i i # S u n h q w #

Corey Layman, Zoning Administrator

Anne Kramer
 Sarah Quinn
 Kevin Kunak
 Daniel Schepcke
 Joe Fraker
 Katherine Reed

Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary

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1. DCP-HN-2021-01608 – Murray Hill Historic District Expansion	2
2. DCP-ZDR-2021-05256 – 635 Smithfield Street	2
3. Plan of Lots 1) DCP-LOT-2022-00950 Panama Way, Minor Consolidation, Bloomfield 2) DCP-LOT-2022-00966 Cotton Way, Minor Subdivision, Central Lawrenceville 3) DCP-LOT-2022-00952 Hallock Street, Minor Consolidation, Allentown 4) DCP-LOT-2022-00994 Penn Avenue, Minor Consolidation, Bloomfield 5) DCP-LOT-2022-00928 34 th Street, Minor Consolidation, Lower Lawrenceville 6) DCP-LOT-2022-00968 W Jefferson Street, Minor Consolidation, Central	3

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 No minutes for approval.

E 1 F r u h v s r q g h g f h # V h # D w d k p h q w E , # #

The Commission is in receipt of the following correspondence:

- Regarding DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan
 - Kathleen D. Gallagher, President, Bellefield Area Citizens Association
 - Jamilah Ducar, Oakland Task Force
 - Ross Chapman, Dir of Park Operations and Civic Engagement, Pittsburgh Parks Conservancy
 - Wanda E. Wilson, Exec Dir, Oakland Planning and Development Corporation

F 1 G h y h o s p h q w U h y l z v # V h # D w d k p h q w E # r u w d i i # s r u w , # #

1. Hearing and Action DCP-HN-2021-01608 – Murray Hill Historic District Expansion
Historic Nomination Squirrel Hill Neighborhood

Ms Quinn presented the historic expansion and nomination of identical houses 1163 & 1165 Murray Hill Avenue constructed around 1900. She explained the Historic Review Commission used Criteria Eight, exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the city, to explain the historic significance of these properties. Responses to questions by commissioners in a previous briefing regarding the nomination, included an email in support of the nomination from the current owners of 1165 Murray Hill Ave; the style of properties located along Murray Hill Avenue is mostly colonial revival but also includes Queen Anne, Tudor Revival, and mid-century modern properties; no information regarding the architect of the properties could be located; a reply to an email to the nominator of the properties stated he was out of the country but did his best to provide answers to the commissioner's questions. He did not appear to be present at today's hearing and action.

Acting Chair O'Neill call for public testimony; hearing none she call for commissioners' comments; hearing none Ms O'Neill asked if anything further was heard from the university who owns the other house.

Ms Quinn replied the university is currently using that house as office space and plans to continue it as office space, the university is aware of the nomination.

Acting Chair O'Neill verified with Ms Quinn the Historic Review Commission provided a positive recommendation to City Council

MOTION:

The Planning Commission of the City of Pittsburgh provide a positive recommendation regarding the Murray Hill Avenue expansion nomination to City Council

....

MOVED BY: Ms Dick

SECONDED BY: Ms Burton-Faulk

IN FAVOR: Ms Burton-Faulk, Ms Blackwell, Ms Deitrick, Ms Dick, Acting Chair O'Neill
APPROVED as recommended

2. Hearing and Action DCP-ZDR-2021-05256 – 635 Smithfield Street Demolition, new construction, and change of use to residential in Central Business District Neighborhood
Mr Kunak presented the project for the City of Pittsburgh, 65 dwelling units are permitted by right, approximately 37 dwelling units are proposed; no Zoning Board of Adjustment hearing was held; staff design review was held on June 13, 2022; CDAP review was not recommended; a Development Activities Meeting was held June 9th, 2022, with the Pittsburgh Downtown Partnership. The recommended motion is the Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the Record of Zoning Approval
- the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

Mr Chalmers presented the project, addressing the commissioner's comments from a previous briefing, requesting a better perspective of what the stair tower and the elevator tower would look like by adding two additional slides of the west and north elevations. He also addressed requests to see more modern balconies set back from the street face shown with planters and opaque screening of tenants' belongings. Also, the street face will have more glass and more contextually appropriate materials for a downtown neighborhood area.

Acting Chair O'Neill called for public comment; hearing none Ms O'Neill called for commissioner comments. Ms O'Neill asked if they have committed to the materials to be used; or are they still to be determined especially on the street level.

Mr Bost replied they will be using granite along the base level requiring less maintenance, along with wood paneling or wood-look cement board plus a featured entrance to the lobby space and metal paneling to distinguish retail from other areas.

Acting Chair O'Neill asked if there were any more comments; hearing none she called for a motion as recommended by staff.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the Record of Zoning Approval
- the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Burton-Faulk

SECONDED BY: Ms Blackwell

IN FAVOR: Ms Burton-Faulk, Ms Blackwell, Ms Deitrick, Ms Dick, Acting Chair O'Neill
APPROVED subject to conditions outlined in the report

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2.
 - 1) DCP-LOT-2022-00950 Panama Way, Minor Consolidation, Bloomfield
 - 2) DCP-LOT-2022-00966 Cotton Way, Minor Subdivision, Central Lawrenceville
 - 3) DCP-LOT-2022-00952 Hallock Street, Minor Consolidation, Allentown
 - 4) DCP-LOT-2022-00994 Penn Avenue, Minor Consolidation, Bloomfield
 - 5) DCP-LOT-2022-00928 34th Street, Minor Consolidation, Lower Lawrenceville
 - 6) DCP-LOT-2022-00968 W Jefferson Street, Minor Consolidation, Central

Acting Chair O'Neill asked if plans could be batched and heard all at once

Mr Schepke replied they could be batched

Mr Schepke presented each plan of lots and recommended that each plan be approved.

Acting Chair O'Neill called for public comment; hearing none she called for commissioners comments; hearing none she asked for a motion to approve plan of lots items one through six as presented by Mr Schepke

MOTION:

MOVED BY: Ms Deitrick

SECONDED BY: Ms Burton-Faulk

IN FAVOR: Ms Burton-Faulk, Ms Blackwell, Ms Deitrick, Ms Dick, Acting Chair O'Neill
APPROVED as stated in the agenda

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Mr Layman reported the following on the Quarter 3 report:

- July 12th, 239 Fort Pitt Boulevard was approved with conditions and the ZDR application is complete
- Murray Hill Historic District Expansion Historic Nomination acted on at this meeting
- 635 Smithfield Street Demolition, new construction, and change of use acted on at this meeting
- Ms Kramer updated the case status for anything that was still under review or open from the previous quarters

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Motion to adjourn made by Ms Blackwell and seconded by Ms Deitrick. The meeting adjourned at 3:39 PM.

Approved by:, Secretary

Minutes

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City of Pittsburgh
Planning Commission
Meeting Minutes

September 6, 2022 at 2:05 PM, Meeting called to order by Acting Chair Burton-Faulk

In Attendance

Acting Chairwoman LaShawn Burton-Faulk
 Secretary, Holly Dick

Becky Mingo
 Rachel O'Neill
 Dina (Free) Blackwell

Not Present

Chairwoman Christine Mondor
 Commissioner Brown

Jennifer Askey
 Sabina Deitrick

Staff Present

Corey Layman, Zoning Administrator
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary
 Deputy Director, Andrew Dash

Anne Kramer
 Kevin Kunak
 Joe Fraker
 William Gregory
 Katherine Reed

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2. DCP-LOT-2022-01042, Progress Street, Major Consolidation, Troy Hill	
3. DCP-LOT-2022-01026, Carrington Street, Minor Consolidation, Central Northside	
4. DCP-LOT-2022-01029, Shaler Street, Minor Subdivision, Duquesne Heights	
5. DCP-LOT-2022-01051, Saint Michael Street, Minor Consolidation, South Side Slopes	
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9. DCP-LOT-2022-01100, Goettman Street, Minor Subdivision, Troy Hill	
10. DCP-LOT-2022-01626, Cedar Avenue, Minor Lot Line Revision, East Allegheny	
11. DCP-LOT-2022-00361, Kent Way, Minor Subdivision, Upper Lawrenceville	

A. Approval of Minutes

Minutes for 05/31/22 and 06/14/22 – Ms Kramer stated that staff is still working through corrections. Each set of minutes for 06/23/8/22, 07/02/22, and 07/26/22 was approved separately.

MOTION:

The Planning Commission of the City of Pittsburgh approve the 06/28/22 Minutes.

MOVED BY: Ms Dick

SECONDED BY: Ms Mingo
 IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo
 ABSTAINED: Ms O'Neill
 CARRIED

MOTION:

The Planning Commission of the City of Pittsburgh approve the 07/02/22 Minutes.

MOVED BY: Ms Blackwell
 SECONDED BY: Ms Dick
 IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick
 ABSTAINED: Ms Mingo, Ms O'Neill
 CARRIED

MOTION:

The Planning Commission of the City of Pittsburgh approve the 07/26/22 Minutes.

MOVED BY: Ms Dick
 SECONDED BY: Ms O'Neill
 IN FAVOR: Ms Blackwell, Ms Dick,
 ABSTAINED: Ms Burton-Faulk, Ms Mingo, Ms O'Neill

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan
 - Shadyside Action Coalition
 - C. Leon Sherman
 - Alan Ackerman
- DCP-MPZC-2021-10110 – 2028 Fifth Avenue – *NOTE: this is a future Project Development Plan, but is not currently scheduled for Planning Commission Briefing*
 - Uptown Partners of Pittsburgh
- DCP-ZDR-2020-04322 - 24 S. 18th St., South Side Flats – *NOTE: this is a Site Plan Review case*
 - South Shore Place HOA
- DCP-MPZC-2022-00702 Larimer Zone Change Petition Ac
 - Larimer Consensus Group

Acting Chair Burton-Faulk proposed a motion to appoint Commissioner Dick as Secretary as Commissioner Mingo is stepping down from that role but continuing as a Commissioner.

MOVED BY: Ms Mingo
 SECONDED BY: Ms O'Neill
 IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill
 APPROVED

Acting Chair Burton-Faulk acknowledged Ms Mingo's service as secretary and welcomed Commissioner Dick as Secretary

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action: DCP-ZDR-2021-14139 – 350 Forbes Avenue Amendment to PDP 15-004 for Point Park Playhouse Urban Open Space Central Business District Neighborhood
 Ms Rakus presented the project for the City of Pittsburgh. This is an amendment to PDP 15-04 for Point Park University Playhouse project in 2015. The playhouse was originally approved with required urban open spaces at ground level and the second floor, with a condition from the Planning Commission to install signage indicating the space is open to the public. The property owner was cited for installing signs stating the space was closed to the public in September of 2021. That signage has since been removed. The applicant proposed adding fencing and gates that will be closed overnight. New signage will be added saying the space is open to the public.

The fencing and gates are a significant change to the urban open space. The zoning administrator has determined this is not approvable as a minor amendment to the project development plan. The change must return to Planning Commission for approval. A Development Activities Meeting was not required because the application existed before the Registered Community Organizations were formed. The applicant went to a Development Activities Meeting on August 11th, 2022. The fencing and gates were reviewed at Staff Design Review in January of 2022. Staff recommended lower fence and gate heights or other design options that better align with the existing building. The applicant chose to proceed to Planning Commission with the current design with two different height options, the original height from Design Review at six and a half feet and a lower option at five and a half feet. Staff still has concerns that both fence designs without any other design changes remain inhospitable for pedestrians. Staff believe there likely exists a design that would improve overnight security of this urban open space without the harshness of these current fencing proposals. With the full PDP criteria in the Planning Commission report and the applicant's submission of their statement of compliance with the project development plan, Staff cited two criteria that the proposed development must adequately address: 1) protections of views and view corridors for the urban open space; and 2) the functionality of urban open space. Staff feels it will likely discourage the use of open space thereby directly lessening its function. Staff recommends the Planning Commission of the City of Pittsburgh deny without prejudice the project development application for Point Park University. Staff would be happy to continue to work with the applicant on this application.

Shawn Gallagher along with Chris Haupt, and Chris Hill were present for Point Park Univ. Mr Gallagher stated they are seeking to amend the prior project development plan approved for the playhouse open space requirement. The plaza has become a problem for the university to police after normal business hours, making it necessary to add a fence and gate to close it off after hours. The plaza was approved under the zoning code's urban open space regulations which specifically allow for a fence as long as it is open during normal business hours. Under either option of proposed fencing, it will be open from 8 a.m. to 9 p.m. every day, which includes normal business hours. The fencing and proposed signage all are permitted under the zoning code. Mr Gallagher respectfully requested approval of the application.

Mr Haupt presented for Point Park Univ. The existing open urban space's sunken courtyard has a scissor-accessible ramp integrated into a staircase that also serves as seating. There are two openings to the far left and far right of the space that the public can enter from the sidewalk. The proposed fence that matches existing railings and fencing will be between the piers with two operable gates that will be open during the hours that were mentioned. The higher option fencing is designed as if they were windows like a two-to-one-third to two-thirds ratio that lines up with one of the mortar joints in the stone. The lower option drops about a foot and is more open in response the comments received at the last review. It is a deterrent, but it is not as high as the previous scheme. The proposed signage will be in three locations on each of the piers so that people know the hours of operation. The existing bike racks will remain.

Mr Hill discussed safety issues. Some of the issues that the university in policing this open space area over the past three or four years since 2019 involved the PPU public safety department for loitering, public drunkenness, and several other issues, most happening after hours. In some cases it was happening while students were at the playhouse overnight doing presentations. Lighting was increased at the entrances, and there were more patrols at that area overnight, PPU increased the foot patrols, bike patrols, and more car patrol, which have all proven ineffective. Mr Hill cited 217 incidents so far in 2022.

Mr Gallagher stated there are no objective standards, and Planning has proposed something that the university would not be able to comply with.

Ms Rakus replied there are related standards in the project development criteria. First, the proposed development must adequately address protection of views and view corridors including, if applicable, important views along major public streets; views from surrounding private properties; and views to and from significant public places such as parks open space or riverfronts. Fourth Avenue is a major street and view corridor downtown into Market Square. The fences appear inhospitable to pedestrians. Second, the proposed development must adequately address the location, development, and functions of open space, including but not limited to additional open space were necessary for light and air to the property. Additional open space is desirable to lessen pedestrian impacts and increase safety or maintenance of existing open spaces which serve these same purposes.

Ms Rakus commented there may be a solution where the Commission feels like the current design is inhospitable to pedestrians. There may be a scenario we could continue to work on with a lower intensity, less fencing, that might be more hospitable to pedestrians.

Mr Layman interjected as a representative of the Department this is a significant design challenge where the ultimate goal of a public open space is to be welcoming and inviting. While the Department is not in the business of dictating what a design solution should be, we understand the public safety and property maintenance and management concerns. What has been presented to date still does not achieve the sort of dual needs and goals as we see it.

Mr Gallagher asked what other alternatives could be proposed other than what is before Commission right now?

Mr Layman pointed out he was not sure about when the wooden benches and fences were installed or the process involved, or if they were part of the original design, or if it was originally all open and they were later additions. Also, the signage is a requirement, and he doesn't think the signage alone resolves the problem. Mr Layman believed that what staff was responding to is adding a substantial amount of fencing changes the character of the space to something that's closed up.

Acting Chair Burton-Faulk asked if the presentation was over and then asked for public testimony. Mr Fraker recognized Jason Hobbs.

Mr Hobbs commented that he would like to see a little more consideration given to the public safety elements. As someone who has little kids, he is reluctant to bring his kids downtown as he has done in the past because it is often unsafe. He appreciates that Point Park is trying to make their environment both safe and welcoming at once and understands the city's concerns. He would like to see some credence given to the public safety concerns.

Acting Chair Burton-Faulk asked for Commissioners' questions or comments

Ms Mingo commented that things frequently change and perception matters. She advised PPU to take a very careful look at their drawings and see that the black fence looks like they are trying to keep something in or something out. She suggested consulting with their marketing department or seek some help from others with more design expertise. She also suggested looking carefully at how George Washington University and New York City University dealt with similar situations. Also, she commented about brilliant solutions to both help with public safety through design elements. She believed this can be solved by design and wished they had spent more time thinking through and getting more design expertise.

Ms Dick commented about the difficulty in policing this property at night and pointed out another major problem for downtown, the need for public restrooms in various places downtown. She thinks it is something that the city should think about in the future.

Ms O'Neill commented that while she appreciated the design and the thoughts that went into echoing what is already there. Based on the Commission's comments it is not welcoming and gives a cage-like appearance and thought the design could be a little more thoughtful. Ms O'Neill suggested looking at EQT Plaza's gate fence that fully retracts during the day. She also suggested that, since it is a playhouse, incorporating something related to what was going on there or some art. She sympathized fully with the public safety issues, but the black fence is really giving a lot of pause.

Ms Blackwell agreed with the other commissioners and suggested natural plants because it's beautiful, good for the air, not offensive, and not as expensive. Ms Blackwell mentioned PNC at Wood Street, citing something green would match other buildings downtown. She commented that people would see it more as decoration or an upgrade instead of keeping them out, it goes along with the storm water, and will be welcoming and friendly while also protecting their property.

Acting Chair Burton-Faulk agreed with the Commissioners. She felt that there is work to be done and wished PPU had a chance to sit down with staff and work through things and thought more work needed to be put into it.

Acting Chair Burton-Faulk asked if Commissioner were ready to make a motion based on the recommended motion.

Ms O'Neill asked if the recommended motion could be reread.

MOTION:

The Planning Commission of the City of Pittsburgh denies without prejudice the project development plan application DCP-ZDR-2021-14139 filed by Buchanan, Ingersoll and Rooney on behalf of Point Park University.

MOVED BY: Ms Dick

Ms O'Neill interjected and asked if the applicant was interested in tabling the motion for two weeks to work on the design so it would get a favorable recommendation from Commissioners.

Mr. Gallagher agreed to come back in two weeks with an improved design.

Ms Dick withdrew her motion

MOTION: that the applicant come back in two weeks with an improved design.

MOVED BY: Ms O'Neill

SECONDED BY: Ms Dick

IN FAVOR: Ms Burton-Faulk, Ms Blackwell, Ms Dick, Ms Mingo, Ms O'Neill

CARRIED

2. Hearing and Action: DCP-ZDR-2022-05156 – 429-433 Wood Street Demolition, new construction, and exterior alterations Central Business District Neighborhood
Mr Kunak presented the project for the City of Pittsburgh. The project includes demolition of an existing structure on parcel 1-H-237, and new construction of a 5-story structure with exterior alterations to The Skinny Building and The Roberts Building. A public facing art installation is proposed for The Skinny Building. The applicant proposed to consolidate and interconnect the three structures. There are no requests to the Zoning Board of Adjustment. Staff Design Reviews were held 05/16/22 and 06/26/2022. CDAP was not recommended. A Development Activities Meeting was held with the Pittsburgh Downtown Partnership 04/14/2022. The recommended motion is that Planning Commission approve the PDP with the condition that DOMI shall review the final plans and issue the necessary DOMI approval prior to issuing the Record of Zoning Approval and final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

D.J. Bryant, AE7, Teresa Bucco, and Ryan England, presented the project.

Mr Bryant stated the project is a shell and core adaptive reuse of the three buildings. The interior fit-out will come much later. The exterior renovations will update the existing structures with modern materials to extend the life of the buildings. The use of the Skinny Building will be either an uninhabited digital LED art installation or a physical shadowbox art installation with the ground level occupied by retail or walk-up food and beverage. The Roberts Building will be updated with materials compatible with the existing architecture. The intent is to keep the use as a flexible event/collaboration space. The third building at 433 Wood St will be demolished and an infill structure will be built.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated no hands were raised.

Acting Chair Burton-Faulk asked for questions or comments from commissioners.

Ms Dick asked for clarification to the access to the upper floors of the Skinny Building is from the rear of the Roberts Building with no public access to the upper floors of the Skinny Building. She also asked if the art work will be visible from the front of the building.

Mr Bryant stated there is a stair in the rear of the Roberts Building to access the Skinny Building, and the upper floors are only for the art program, not the public. The access will only be used for maintenance and upkeep of the art installations. The art is meant to be viewed from the street.

MOTION:

Acting Chair Burton-Faulk stated the recommended motion is to approve with two conditions, 1) that DOMI shall review the final plans and issue the necessary DOMI approval prior to issuing the Record of Zoning Approval and 2) final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Mingo

SECONDED BY: Ms Dick

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill

CARRIED

3. Hearing and Action: DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan and Zone Change (revised to remove parcel 53-C-93) Squirrel Hill North, North Oakland, Shadyside Neighborhoods

Mr Kunak presented the project for the City of Pittsburgh, This is a zone change of two locations to EMI, parcels 52-J-60 and 52-J-50 from RM-H. The second location are parcels 52-K-175, 52-K-182, 185, 188, 191 from R1D-L. Parcel 53-C-93 will remain as R2-L. No development is proposed for these locations in the ten-year envelope. All development is already within the EMI zoning district. Notice was mailed to abutting property owners, posted on-site and posted online. There are 20 development sites in the ten-year development envelope. Site 17 is within the RM-VH zoning district and is not regulated by the Institutional Master Plan. The applicant team participated in the City's performance target program which reviews performance targets based on City and 20-30 District goals, such as energy use, energy generation, water use, standards and certifications, storm water, open space, tree canopy, public art, neighborhood enhancement, mobility, waste and resilience. This process was designed to correspond with the IMP best practices guide adopted by the Planning Commission in 2018. The TIS was approved by the Department of Mobility and Infrastructure. Registered Community Organizations for Squirrel Hill Urban Coalition, Oakland Planning and Development Corporation, Oakland Business Improvement District. The recommended motion is that the Planning Commission recommend approval to City Council the zoning change petition to rezone 7 parcels associated with Carnegie Mellon University from RM-H and R1D-L to EMI and recommend to City Council the IMP for CMU dated September 2022. Mr Reppe presented the IMP for CMU. CMU has been performing outreach with public meetings with neighbors, on-campus groups, special focus groups, town hall meetings, and open meetings to reach as many as possible for input into the master plan. The master plan is based on 12 principals, making the university a much more public part of the public realm of the City of Pittsburgh. It also provides the understanding for it's neighbors of where the university is going and how it will adapt and respond to the coming future. The IMP contains existing conditions of the campus the institutional needs to enhance and expanse teaching spaces, how to grow the public spaces, and to continue to be a leader in sustainable building and operating practices. It will also be used to identify areas beyond the ten years might be looked at. The ten year plan identifies 20 potential development sites that might be interested in building over the next ten years. These sites are divided into three sub-districts of campus, the core campus, the north campus, and the Craig St area. They are a combination of projects continued from the last master plan and current projects in the new master plan. Standards of the three areas different slightly to address the specific design guidelines of each area.

Ms Beck discussed mobility, sustainability, and neighborhood engagement. To effectively serve mobility, there are 5 areas of importance, pedestrians, biking, transit, vehicles, and single-occupancy vehicles, to improve connections, safety, calm traffic, and have a more neighborhood feel to the campus. Sustainability is a core function that factors into how to heat and cool buildings, LEED certified buildings, use water, manage storm water, tree preservation and replacement, campus open space, and in research and education. The master plan also manages negative impacts to neighbors in the community around the campus. Neighborhood engagement includes meetings with community groups which will continue on a monthly basis to inform the community about events, development activities, closures, student move-in days, and to find ways to be more engaged in the activities of the neighbors.

Mr Reppe discussed comments from the community about mobility, infrastructure, and neighbor engagement. Documents are available online on the CMU Website.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker recognized Georgis Petropolous, Chief Exec. Officer, Oakland Improvement District, reaffirmed their full support expressed in their letter dated 07/22/22.

Acting Chair Burton-Faulk asked for commissioners' questions or comments.

Ms Mingo appreciated the way the master plan was presented and incorporated the comments from the public and the Craig St development and pedestrian safety included in the plan.

Ms Dick said she did not see mention of renewable nonfossil energy on campus and their position on those things. She also encouraged a wider diversity of business development on Craig St as possible.

Mr Reppe stated that 100% of the electricity is from renewable resources. Also, the moving the coal fired boiler to natural gas, and are continuing to move away from those. To addressed Ms Dick's comment on Craig St saying they are happy to wait until they get the right fit for the business district. They are hopeful to move toward more local supporting businesses.

MOTION:

The Planning Commission of the City of Pittsburgh approval to City Council and recommended motion to City Council for the IMP for the university.

MOVED BY: Ms Blackwell

SECONDED BY: Ms Dick

IN FAVOR: Ms Blackwell, Ms Burton-Faulk , Ms Dick, Ms Mingo, Ms O'Neill

CARRIED

D. Plan of Lots

1. DCP-LOT-2022-01098, Masette Road, Major Consolidation, Fairywood
2. DCP-LOT-2022-01042, Progress Street, Major Consolidation, Troy Hill
3. DCP-LOT-2022-01026, Carrington Street, Minor Consolidation, Central Northside
4. DCP-LOT-2022-01029, Shaler Street, Minor Subdivision, Duquesne Heights
5. DCP-LOT-2022-01051, Saint Michael Street, Minor Consolidation, South Side Slopes
6. DCP-LOT-2022-01062, Seward Street, Minor Subdivision, Duquesne Heights
7. DCP-LOT-2022-01025, 41st Street, Minor Subdivision, Central Lawrenceville
8. DCP-LOT-2022-01101, Camp Street, Minor Subdivision, Upper Hill
9. DCP-LOT-2022-01100, Goettman Street, Minor Subdivision, Troy Hill
10. DCP-LOT-2022-01626, Cedar Avenue, Minor Lot Line Revision, East Allegheny
11. DCP-LOT-2022-00361, Kent Way, Minor Subdivision, Upper Lawrenceville

Acting Chair Burton-Faulk said there will be batched into two groups, batch #1 Items 1 and 2, and batch #2, Items 3 through 11.

Mr Kunak explained that he believed he should present the two plans separately, reading the first one, voting on the motion, then reading the second one followed by the motion on it.

Mr Kunak presented plan 1 the recommendation that each plan be preliminarily approved and then final review 09/20/22. He then presented plan 2 with a recommendation preliminarily approve and schedule or final review 09/20/2022.

Acting Chair Burton-Faulk called for public testimony regarding the two plans.

Mr Fraker said there were no hands raised.

Acting Chair Burton-Faulk hearing none called for commissioners comments.

Ms Blackwell asked if there was a proposed use for plan 2.

Mr Kunak said he was not familiar with a proposed use but he would research it and let the commissioners know.

Mr Fraker said that he saw two hands raised and recognized Mark Reidenbach.

Mr Reidenbach, surveyor of record for the subdivision in Ferrywood, explained there were 3 parcels with the intention to vacate the city streets and have two parcels for RIDC Park.

Ms Blackwell commented that this is a very large space that used to hold housing and wanted to know what would replace all of those houses.

Mr Fraker recognized Kelsey Canspedos

Ms Canspedos, Development Manager, RIDC, commented that this was a joint venture with the URA to develop 150,000 square feet user that is Ferguson to go in the first building.

MOTION: Acting Chair Burton-Faulk thanked the commenters and asked for a motion to approve plan of lots 1 and 2 as recommended

MOVED BY: Ms Blackwell

SECONDED BY: Ms Dick
 IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill
 CARRIED for Items 1 and 2

Acting Chair Burton-Faulk asked if they would now be doing plans 3 through 11 heard as one group.

Mr Kunak replied yes.

Acting Chair Burton-Faulk read the plan of lots.

Mr Kunak presented each plan, Items 3 through 11 with the recommended motions that each plan be approved.

Acting Chair Burton-Faulk called for public testimony.

Mr Fraker said there was a hand raised and recognized Steven Pascal

Mr Pascal of 728 Cedar Ave. pointed out that Christopher Gates, the current owner and he have negotiated an agreement regarding this revision of property lines. The plan shown in this meeting does not show the revision and requested the plan be tabled until the corrected plan could be produced for approval

Acting Chair Burton-Faulk explained that the plan will have to be pulled until the revised, agreed plans are sent in so commissioners is approving the corrected plan.

Mr Layman corroborated that there is a pending agreement regarding this plan and apologized. He recommended that the commission table this particular plan and reconvene with the that one.

MOTION: Ms Dick moved to table the plan until such time the corrected plan can be presented.

SECONDED BY: Ms O'Neill.

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill.

CARRIED: Acting Chair Burton-Faulk stated for the record that which they have voted to table and pull out Item 10, DCP-LOT-2022-01626, Cedar Avenue minor lot line revision, East Allegheny.

Mr Fraker said there was still another hand raised and recognized Stewart Gall.

Mr Gall, attorney representing the developer for the project on which Mr Pascal was speaking, which is East Ohio Development, explained that Mr Pascal is correct. They had called this previously to the attention of the City that the wrong plan was included. If anyone has access to email or if Mr Pascal is still on the line, we are in a position to once again email the correct plan to the City. He realized it has been tabled for two weeks, but stated that this project has been going on for a long time and he would like to keep it moving. I thought Mr Pascal had picked up on the fact that it said TMP in the lower right hand corner of the drawing that was presented. There is another drawing that should have VB-101 in the lower right hand corner and they have confirmed with Mr Pascal and Mr Gates's counsel this morning and that is the plan that the commission was going to consider this afternoon if there is any way to address that now.

Mr Layman apologized and said the individual that normally works with subdivisions is not in this week. If there had been something we had missed.

Mr Gall interrupted Mr Layman, saying this was conveyed last week and if there was anyone around who he could email the plan now it could be integrated into the presentation that would be great.

Mr Layman stated he understood the urgency and apologized and stated he was not sure the commission felt comfortable acting on a plan it has just received by email right now.

Ms O'Neill said that normally staff has time to review, and receiving it from someone on the phone is really pushing it through.

Mr Gall said his understanding was that the application was submitted with the correct drawing and that this incorrect drawing was somehow substituted in the process of preparing for the meeting, which is why Mr Pascal called it to our attention.

Mr Layman said there could have been a mix-up on Planning's side. He didn't want to presume anything and again apologized if there was a mistake on Planning's side.

Mr Kunak asked if just the map was wrong but the report is accurate or are they both inaccurate?

Mr Gall said it was his understanding that the map is wrong.

Mr Stewart said the lot plan graphic and documentary side that contains the signators have been changed.

Acting Chair Burton-Faulk explained that at this time commissioners have taken a motion to table, and that would probably be the best path forward because we are trying to look through and very quickly. She apologized to those impacted by this, but the commission would need to delay to ensure that careful review has been done and that it is accurate at this point. The commission would continue to move forward with the vote to table.

Acting Chair Burton-Faulk asked if there were any more comments.

Mr Fraker said there were not more hands raised.

MOTION: Acting Chair Burton-Faulk thanked the commenters. She asked for a motion on Items 3, 4, 5, 6, 7, 8, 9 and 11, taking Item 10 from the batch.

MOVED BY: Ms Dick

SECONDED BY: O'Neill

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill

CARRIED: plans 3 through 9, and plan 11, with the exception of plan 10, DCP-LOT-2022-01626.

E. Director's Report

Mr Layman said there is no Director's Report.

F. Adjournment

Motion to adjourn made by Acting Chair Burton-Faulk with all in favor. The meeting adjourned at 4:55 PM.

Approved by:, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.

City of Pittsburgh
Planning Commission
Meeting Minutes

September 20, 2022 at 2:20 PM, Meeting called to order by Acting Chair Burton-Faulk

In Attendance

Acting Chairwoman LaShawn Burton-Faulk
 Secretary, Holly Dick
 Jennifer Askey
 Sabina Deitrick

Becky Mingo
 Rachel O'Neill
 Dina (Free) Blackwell

Not Present

Chairwoman Christine Mondor
 Commissioner Brown

Staff Present

Corey Layman, Zoning Administrator
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary
 Deputy Director, Andrew Dash

Anne Kramer
 Kevin Kunak
 Joe Fraker
 William Gregory
 Katherine Reed

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10. DCP-LOT-2022-01187, Marlow Street, Minor Subdivision, Elliott	
11. DCP-LOT-2022-01204, Wood Street, Minor Consolidation, Central Business District	
12. DCP-LOT-2022-01626, Cedar Avenue, Minor Lot Line Revision, East Allegheny	

A. Approval of Minutes

No minutes to be approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- DCP-ZDR-2020-03210 6112 Penn Ave

- East Liberty Presbyterian Church
- East Liberty Development Inc.
- Joseph Wingenfeld
- DCP-ZDR-2022-00442 Grandview Ave – Note: this project requires Planning Commission review due to it's location in the Grandview Public Realm zoning district, but it is not currently scheduled for Planning Commission Briefing.
- Jaye Newsom

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action: Golden Triangle Zoning Code Text Change Zoning review and approvals text changes Central Business District and Strip District Neighborhoods

Mr Layman presented the proposed zoning amendment. The amendment is intended to create a pilot program on Downtown Conversion of office space to dwelling units. A change to the zoning code would make residential dwelling unit permitted by right without basing them on floor area. It also eliminates Planning Commission approval and minimum lot size, and thus, eliminates the Transfer of Development Rights. The amendment also increases the threshold on exterior renovations downtown to \$250,000. Exterior renovations less than \$250,000 will be subject to Design Review and Site Plan Review. Another change corrects permitting of electronic message signs as a Conditional Use in the GT-A & GT-B. A posted notice was not required for a text change, but is posted online. This change complies with Section 922.05.F of the Zoning Code. Zoning Staff's recommendation is that Planning Commission make a positive recommendation to City Council.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker recognized Bruce Chen.

Mr Chen, Sr Dir of Urban Design, PGH Downtown Partnership, spoke in favor of the amendment. With the changes to work downtown from Covid, creates a necessity to rethink downtown by converting office space to residential growth which will counter declining office occupancy and utilization rates.

Acting Chair Burton-Faulk asked for question or comments from commissioners.

Acting Chair Burton-Faulk commented that she appreciated the amendments, thanking staff for all the work done on the amendments

MOTION:

The Planning Commission of the City of Pittsburgh make a positive recommendation to City Council as noted in reports on zoning legislation.

MOVED BY: Ms Deitrick

SECONDED BY: Ms Dick

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
CARRIED

2. Hearing and Action: DCP-MPZC-2022-00702 – Larimer Zone Change Petition Zone change petition for three parcels from LNC (Local Neighborhood Commercial) to UI (Urban Industrial) Larimer Neighborhood

Ms Kramer presented the proposed zone change petition to change three parcels, 125-A-45, 125-A-50, and 125-A-52, from LNC (Local Neighborhood Commercial) to UI (Urban Industrial). There are no requests to Zoning Board of Adjustment. The Development Activities Meeting was held with the Larimer Consensus Group 07/07/22. Notices were mailed to owners within 150 feet of the parcels with notice placards displayed on-site 08/30/22. Online notices are available. The Planning Commission will review this case according to Section 922.05.F. Written responses to the criteria are attached to commissioners' staff report. The recommendation is that the Planning Commission recommend approval to City Council for the three parcels from LNC to UI.

Mr Frank Kosir, Meyer, Unkovic & Scott, presented the proposed change in zoning for the three parcels from LNC to UI. Rezoning of these parcels are to build a 5-story, 200 unit apartment building with parking garage and community and retail space. The site is zoned half as UI and the other half as LNC. Rezoning is sought because the development standards for the project differ from the current zoning standards. UI districts permit 60 feet in height or 4 stories, 5 stories with a Special Exception, and a 3:1 Floor Area Ratio (FAR). In the LNC the

height cannot exceed 45 feet or 3 stories and FAR is 2:1. Also, it was agreed that 10% of the units will be affordable housing per the Inclusionary Zoning Ordinance and will provide work to minority contractors as well as employment opportunities for neighborhood residents at the property.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated no hands were raised.

Acting Chair Burton-Faulk asked for question or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh recommend approval to City Council.

MOVED BY: Ms Askey

SECONDED BY: Ms O'Neill

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill

CARRIED

3. Hearing and Action: DCP-ZDR-2022-08738 – 965 Liberty Avenue Exterior alterations and change of use to three-unit residential Central Business District Neighborhood

Mr Kunak presented the project development plan. On an existing 4-story structure exterior alterations will create a new entry vestibule, a new stair tower, new recessed balconies, and new 4th floor exterior roof deck. Interior alteration will create on residential dwelling unit per floor on the three upper floors. The ground floor will not change. There are no requests to the Zoning Board of Adjustment. Staff Design Review was completed 07/25/22. Staff had no major comments and CDAP was not recommended. A Development Activities Meeting was held with Pittsburgh Downtown Partnership 08/11/22. The recommended motion is that Planning Commission approve the PDP with the condition that final construction document shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval (ROZA).

Mr Matt Diersen, the proposal is to convert the three upper floors to apartment units with the upper most apartment having a mezzanine. It has an undetermined commercial space on the ground floor. The first and second floor units are identical with front recessed balconies. The third-floor unit has a mezzanine space above and private outdoor deck at the rear and a front balcony. There is a stair tower addition on the rear roof in the rear corner.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker state there were no hands raised.

Acting Chair Burton-Faulk asked for question or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- That the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Deitrick

SECONDED BY: Ms Blackwell

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill

CARRIED

4. Hearing and Action: DCP-ZDR-2022-10789 – 2 PPG Place Exterior alterations Central Business District Neighborhood

Mr Kunak presented the project development plan. On an existing 5-story structure, façade alterations the restaurant facing Market Square. A Development Activities Meeting was held with the Pittsburgh Downtown Partnership 06/09/22. The portion of the project encroaching into the City ROW was review by the Art Commission 08/24/22. The existing encroachment permit is still valid since there is no change in the size or location of the encroachment.

There are no requests to the Zoning Board of Adjustment. Staff Design Review was completed 06/27/22. CDAP review was completed 07/19/22. The recommended motions is that Planning Commission approve the PDP with the condition that final construction

documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

Mr Dan Rothschild, The project is in the location of the former Molinaro Italian restaurant. There was an extended outdoor dining area in to the ROW facing Market Square and one facing the passageway from Market Square to PPG Plaza. The studio looked at what could be done to make the exterior more inviting. Tried to look at a more cohesive and unified façade, taking into account the design of the more popular venues in Market Square.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated there were not hands raised.

Acting Chair Burton-Faulk asked for questions or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Dick

SECONDED BY: Ms Askey

IN FAVOR: Ms Askey, Ms Burton-Faulk, Ms Blackwell, Ms Deitrick, Ms Dick, Acting Chair O'Neill

CARRIED

D. Continued Hearing and Action

1. DCP-ZDR-2021-14139 – 350 Forbes Avenue POSTPONED - Applicant requesting additional continuance Amendment to PDP 15-004 for Point Park Playhouse Urban Open Space Central Business District Neighborhood6. DCP-LOT-2022-01062, Seward Street, Minor Subdivision, Duquesne Heights

There was a request from the applicant for continuance and the presentation was postponed.

E. Plan of Lots

1. DCP-LOT-2022-01134, Hermitage Street, Major Consolidation 1, Homewood North
2. DCP-LOT-2022-01049, Forbes Avenue, Minor Consolidation, Central Business District
3. DCP-LOT-2022-01173, Sciota Street, Minor Consolidation, Bloomfield
4. DCP-LOT-2022-01019, Wickliff Street, Minor Consolidation, Upper Lawrenceville
5. DCP-LOT-2022-01074, Hamilton Avenue, Minor Consolidation, Homewood South
6. DCP-LOT-2022-01091, Ledlie Street, Minor Consolidation, Crawford Roberts
7. DCP-LOT-2022-01139, Spencer Avenue, Minor Consolidation, Carrick
8. DCP-LOT-2022-01098, Mazette Road, Major Consolidation 2, Fairywood
9. DCP-LOT-2022-01042, Progress Street, Major Consolidation 2, Troy Hill
10. DCP-LOT-2022-01187, Marlow Street, Minor Subdivision, Elliott
11. DCP-LOT-2022-01204, Wood Street, Minor Consolidation, Central Business District
12. DCP-LOT-2022-01626, Cedar Avenue, Minor Lot Line Revision, East Allegheny

Acting Chair Burton-Faulk read the plans of lots and said they will be in 3 batches, batch #1 is Item 12- DCP-LOT-2022-01626, batch #2 is Item 8- DCP-LOT-2022-01098, and batch #3 is Items 1, 2, 3, 4, 5, 6, 7, 9, 10, &11.

Acting Chair Burton-Faulk recused herself from the batch #1, Item 12, DCP-LOT-2022-01626, and asked Ms O'Neill to conduct this one plan of lots hearing.

Mr Schepke presented the plan of lots and recommended it be approved by Planning Commission.

Ms O'Neill asked if there was any public testimony.

Mr Fraker said no hands were raised.

Ms O'Neill asked if Commissioners had any comments or questions. Hearing none she proposed the motion.

MOTION: That Planning Commission approve the plan of lots.

MOVED BY: Ms Askey
 SECONDED BY: Ms Blackwell
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Deitrick, Ms Dick, Ms O'Neill
 RECUSED: Ms Burton-Faulk
 CARRIED

Acting Chair Burton-Faulk read batch #2, Item 8, DCP-LOT-2022-01098
 Mr Schepke said that this plan could be heard with the other minor lot consolidations.
 However, Item 1, DCP-LOT-2022-01134, could be heard separately.
 Acting Chair Burton-Faulk agreed to hear Item 1, DCP-LOT-2022-01134 and hear Item 8, DCP-LOT-2022-01098, in batch #3.
 Mr Schepke presented the plan of lots Item 1, DCP-LOT-2022-01134, and recommended it be preliminarily approved by Planning Commission and schedule final review on 10/04/2022.
 MOTION: That Planning Commission preliminarily approve the plan of lots.

MOVED BY: Ms Dick
 SECONDED BY: Ms O'Neill
 IN FAVOR: Ms Askey, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 ABSTAINED: Ms Blackwell,
 CARRIED

Acting Chair Burton-Faulk read batch #3, Items 2, 3, 4, 5, 6, 7, 8, 9, 10, & 11.
 Mr Schepke presented each plan of lots and recommended that each be approved by Planning Commission.
 Acting Chair Burton-Faulk asked if there was any public testimony. Hearing none she asked for a motion to approve Items 2 through 11.

MOTION: That the 10 plans of lots be approved by Planning Commission.

MOVED BY: Ms O'Neill
 SECONDED BY: Ms Deitrick
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 CARRIED

F. Director's Report
 No report.

Acting Chair Burton-Faulk took this time to thank the Commissioners for being there today, the staff for having everything prepared, and for Commissioners having all materials needed for today.

Ms Dick thanked Ms Burton-Faulk for filling in as Acting Chairwoman in Ms Mondor's absence.
 Acting Chair Burton-Faulk to move for adjournment.

MOVED BY: Ms Askey
 SECONDED BY: Ms Deitrick
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 CARRIED

The hearing was adjourned at 3:27 pm.

Approved by:, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

October 4, 2022 at 2:00 PM, Meeting called to order by

In Attendance

Acting Chairwoman LaShawn Burton-Faulk
 Fred Brown
 Secretary, Holly Dick

Sabina Deitrick
 Becky Mingo
 Rachel O'Neill
 Chair Christine Mondor

Not Present

Jennifer Askey
 Dina (Free) Blackwell

Staff Present

Corey Layman, Zoning Administrator
 Joe Fraker
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary

Anne Kramer
 Sarah Quinn
 Kevin Kunak
 Daniel Scheppeke

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A. Approval of Minutes

Four sets of minutes to be taken separately

05/31/2022 minutes

MOTION: To approve the minutes for 05/31/22.
 MOVED BY: Ms Dick
 SECONDED BY: Mr Brown
 IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick
 ABSTAINED: Ms Mingo
 CARRIED.

06/14/2022 minutes

MOTION: To approve the minutes for 06/14//22.
 MOVED BY: Ms Dick
 SECONDED BY: Ms Mingo
 IN FAVOR: Ms Burton-Faulk, Ms Deitrick, Ms Dick
 ABSTAINED: Mr Brown, Ms Mingo
 CARRIED.

09/06/2022 minutes

MOTION: To approve the minutes for 09/06/22.
 MOVED BY: Ms Dick
 SECONDED BY: Ms Mingo
 IN FAVOR: Ms Burton-Faulk, Ms Dick
 ABSTAINED: Mr Brown, Ms Deitrick, Ms Mingo

09/20/2022 minutes

MOTION: To approve the minutes for 09/20/22.
 MOVED BY: Ms Deitrick
 SECONDED BY: Ms Dick
 IN FAVOR: Ms Burton-Faulk, Ms Deitrick, Ms Dick
 ABSTAINED: Mr Brown, Ms Mingo
 CARRIED

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- Letter from Northside Leadership Conference RE AGH IMP

C. Development Reviews (See Attachment C for staff reports)

Acting Chair Burton-Faulk requested a motion for continuance for DCP-ZDR-2021-14139, 305 Forbes Ave.

MOTION: to allow continuance of DCP-ZDR-2021-14139. No date has been set yet.
 MOVED BY: Ms Mingo
 SECONDED BY: Ms Deitrick
 IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo
 CARRIED.

1. Hearing and Action DCP-HN-2021-00841 – 412 Boulevard of the Allies Historic Nomination. Central Business District Neighborhood Rescheduled from July 26, 2
 Ms Quinn presented the nomination. The nomination is a contributing resource to the First Side National Registered Historic District. The building is an early example of the skyscraper of the 1920's first built in the style of a classical Roman column. The property is significant as the identification of an architect or designer, Joseph Kuntz. It is also significant as a unique location in distinctive physical appearance. The Historic Review Commission provided a positive recommendation to City Council. It is Ms Quinn's opinion that by providing a positive recommendation to City Council, the Planning Commission would be supporting an extra layer of protection from the real estate changes happening in the City.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Ms Dick asked about the general overall condition of the building.

Ms Quinn commented that the exterior is in fairly good condition, and the interior is being refurbished or built-out. There were water problems in the basement but have been resolved with the purchase of the property by the City.

MOTION:

The Planning Commission of the City of Pittsburgh provide a positive recommendation for historic nomination to City Council

MOVED BY: Ms Mingo

SECONDED BY: Ms Dick

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo

CARRIED.

2. Hearing and Action DCP-ZDR-2022-09781 – 1251 Waterfront Place High Wall Sign Strip District Neighborhood

Mr Kunak introduced the project. The first sign is 53.82 sq ft on the north façade, facing the Allegheny River. The second sign on the westerly façade is 84.03 sq ft, facing surface parking. There are no requests to the Zoning Board of Adjustment, there are no comments from Staff Design Review, and there is no Registered Community Organization so no Development Activities Meeting was required. There is a statement of compliance from the applicant. The recommended motion is that the Planning Commission approve 2 new non-illuminated high wall signs.

Stephen Selahy presented the signage project. The two signs are replacing former Heinz Field tenant signage. The sign code regulating these signs is 919.03.M.7, subject to design review and approval by Planning Commission. These are non-illuminated, non-changing ID signs and will not alter the character of the neighborhood or district. They will be mounted higher than 40 ft above grade. They will not project above the roof or parapet and do not exceed 2% of the façade. The new signs are a reduction in square footage from the previous signs.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments. Hearing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan.

MOVED BY: Ms Dick

SECONDED BY: Mr Brown

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo

CARRIED.

3. Hearing and Action DCP-ZDR-2022-03495 – 100 Art Rooney Avenue Public Destination Facility Signs North Shore Neighborhood

Ms Kramer introduced the project. The sign is 166 sq ft and is for the Hall of Honor Museum in the addition to the football stadium on the easterly façade. The Zoning Board of Adjustment Case 119 of 2022 approved the signage, increasing the total square footage on the easterly side to 1435 sq ft. The recommended motion is for approval of the public destination facility sign.

Mr Gallagher commented that there were no comments from the previous briefing by Planning Commission.

Mr Kolano presented the project. The sign is 166 sq ft located on the east façade which is below the allowable square footage for that façade. The sign will identify the Hall of Honor Museum with a future sponsor's name included. The sign is illuminated and complies with the City lighting ordinance. The sign is positioned to attract the public from the east parking lot and the highway above.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments. Hearing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve the public destination facility sign.

MOVED BY: Ms Dick

SECONDED BY: Mr Brown

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo

CARRIED.

4. Hearing and Action DCP-ZDR-2022-10886– 100 Art Rooney Avenue High Wall/Public Destination Facility Signs North Shore Neighborhood.

Ms Kramer introduced the signage. Four signs replacing the former football stadium name: sign 1 faces South at 1598 sq ft; sign 2 faces North at 652 sq ft; sign 4 faces West at 187 sq ft; sign 3 faces East at 243 sq ft. There were no requests to the Zoning Board of Adjustment. Staff Design Review had no comments. There is no Registered Community Organization so no Development Activities Meeting was required. The recommended motion is for approval of the four high wall signs.

Mr Kolano presented the project. Sign 1 faces South at 1598 sq ft under the 2% requirement. The sign is attached within the architectural framework on the back of the scoreboard. The sign will have the capability of changing color within the light levels per the City. The sign is directed to be seen from the Fort Pitt Bridge and South Side. Sign 2 faces North at 652 sq ft, also under the 2% of allowed signage, and is located on the back of the scoreboard. The sign has color changing capability. The sign is directed to be seen from Rte 65. Sign 4 faces West at 187 sq ft, less than 10% of allowed signage, and is located on an architectural tower. Sign 3 faces East at 243 sq ft at only 10% of the sign allowance. It is located on an architectural tower toward the river, facing directly down W. Gen. Robinson St. and is more pedestrian and vehicular oriented in that direction.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments. Hearing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve the four high wall signs.

MOVED BY: Mr Brown

SECONDED BY: Ms Deitrick

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo

CARRIED.

5. Hearing and Action DCP-ZDR-2021-10110 – 2028 5th Avenue Exterior Alterations and Multi-Unit renovation in Uptown Public Realm Uptown Neighborhood

Mr Kunak introduced the project of exterior alterations and a change in use to multi-unit residential with 7 dwelling units. There were no requests to the Zoning Board of Adjustment. There were no significant concerns from Staff Design Review. A Development Activities Meeting was held 08/22/2022 with the Hill CDC and Uptown Partners. The site is within the Uptown Eco-innovation District. There is a summary of compliance, a staff analysis, and a statement of compliance for this project. The recommended motion is that Planning Commission approve the PDP for exterior alterations and change in use as multi-unit residential with seven dwelling units with the following condition: that the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the Final Record of Zoning Approval.

Mr DiBeneditto presented the project. The project is actually two buildings adjoined to make one. Stairs connect the rear half to the front half because the two building do not align completely. An egress stair will be added to the rear as a second means of egress to all the

units, accessing the rear alley. The ground floor unit will be a Type B ADA unit with direct access in the rear. The roof will be replaced and additional floor height added to create one extra unit. Affordable housing will comprise 3 units, or 43% of the building, earmarked for 60% area meeting income. Both minority and women-owned subcontractors will be used throughout the construction and renovation. At the DAM meeting the Hill District asked that the history of the building as it relates to the African-American community be looked into. There were no historic photos of the building. The Bluff area was comprised of 16 different ethnic groups, including African-Americans, but it is undetermined what percentage of that population was specific to the building or the block where it is located. Another question was how to showcase the history of the African-American community. There are no areas on the building to accommodate a mural, however, the owner has agreed to display artworks from the African-American community in the Hill District within the building. Also, the Hill District commented that affordability of the 60% AML in Uptown is too expensive for the Hill District residents but realized that it is generally financially infeasible to meet beyond that 60%. Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Ms Dick asked if the newly residential building has a working name.

Mr DiBeneditto replied that it did not other than the address of 2028 5th Avenue.

Mr Brown asked how this project aligns with the 2030 Plan; how is the projected energy use of the building going to reduce the overall energy use of the building's existing carbon footprint?

Mr DiBeneditto replied that compared to the energy the building would be using, it is a reduction of about 60%; all the units are 95% or higher efficiency rated; there would not be anything that would reduce the carbon footprint further other than solar arrays, putting it out of the affordability range.

Mr Brown asked if there is a specific target of minority participation that they are looking at for the project.

Mr DiBeneditto said the main contractor, doing the framing, demo, and some of the installation, will comprise about 50% of the work by minority-owned subcontractors, and the landscaping, cleanup, and some interior finishes is woman-owned. He could not be more specific because the project has not asked for bids, yet.

Mr Brown asked how this project aligns with the 2030 Plan.

Mr DiBeneditto stated that Uptown is in full support of the proposed use of the building, improving the neighborhood and increasing density and reactivating the street.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments. Hearing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve the PDP for exterior alterations and change in use as multi-unit residential with seven dwelling units with the following condition: that the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the Final Record of Zoning Approval.

MOVED BY: Ms Dick

SECONDED BY: Ms Mingo

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo

CARRIED.

6. Hearing and Action DCP-ZDR-2020-03210 – 6112 Penn Avenue Demolition and new construction of a bank East Liberty Neighborhood

Mr Layman interjected to ask to call a temporary recess to make sure there was a quorum before continuing the hearing.

Ms Burton-Faulk recessed for about 5 minutes.

Commissioner O'Neill joined the hearing.

Mr Layman asked that presenters be as brief as possible due to time constraints for Ms O'Neill.

Ms Burton-Faulk verified the court reporter was still present.

Ms Kramer introduced the project consisting of demolition and new construction as a bank in East Liberty at the intersection of Penn Ave and Centre Ave. It was reviewed in its original design by Planning Commission 10/12/21. The Commission denied the case without prejudice, allowing the applicant to make revisions and return to the Commission. The second design was reviewed by the design staff and CDAP 06/07/22. A design review summary letter regarding the second version has been submitted. A storm water management plan is under review. DOMI has reviewed the site plan and location of curb cuts. There are no requests to the Zoning Board of Adjustment. The Commission is reviewing this according to Section 922.10.E.2 for a PDP. The recommended motion is that the PDP be approved with the condition: that the final construction documents, including the landscaping and site plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the Final Record of Zoning Approval.

Mr Knipper began with comments. The site has been a bank since the 1940's. The building is now about 5 to 6 times larger than what our normal branch would be today. As a bank, we do not do multi-tenant developments. The branch was closed in March, 2020, intending to open a new branch within a year. Several colleagues are in attendance to assist with questions from commissioners.

Mr Bisbano presented the project. This project is a 2600 sq ft bank with parking and landscaping designed to be more open and to be more engaging with pedestrians. There is also a park added to open the site. A request was made to remove the storm water direct connection from the City storm water system. Rain gardens have been incorporated to absorb surface water into the ground. Wall heights will not block vision entering and exiting the site. Through community meetings and design review the building was enlarged and made taller with a change in exterior building materials to fit the surroundings of East Liberty.

Acting Chair Burton-Faulk asked if there was any public testimony.

Mr Fraker recognized Rob Pfaffmann.

Mr Pfaffmann, Architect testified against this project a number of times on his own and in association with Preservation Pittsburgh when they tried to save the Mellon Bank on that site. He recognized that the City is in a difficult position with a large national bank. The land is owned by Real Estate Investment Trust. The land owner would not allow a multi-story, mixed-use, high-density building. The trust is one of the largest most wealthy accumulations of banking investment firms in the world and could do a better job here. Mr Pfaffmann didn't accept the excuses from the land owner. There are two banks going in on this corner. This is also an investment area for the TRID, Transit Revitalization Investment District. Millions of dollars were used in making this property valuable. He felt the citizens who invested in this site are not getting a good return on their investment. The Community Reinvestment Act is how these banks do business in places like East Liberty. They are calculating their returns on the locations of these sites. Mr Pfaffmann asked the Planning Commission, is this facilitating development of good quality as one of your charges? He asked, are we trying to spur reinvestment of existing building stock? He answered, no. Are we preserving the uniqueness of Pittsburgh, including its natural and human-made environment, most importantly the architecture in this case? Are we strengthening the neighborhood, is this making East Liberty a better place to live and work? No. This is suburban development in the City that reduces the amount of opportunity for the community to rebuild itself and to grow in a diverse and equitable manner. It is not preserving or enhancing the public realm. It is not creating a sense of place that is unique to Pittsburgh. The site looks like any other suburban bank in the US. New development fit within existing development patterns doesn't mean lining up a façade or putting in more glass or making it four feet taller. It is about making it fit socially, economically, and equitably. Mr Pfaffmann called on Citizens Bank to withdraw this plan and to work to follow the tenants of the Community Reinvestment Act, and said the City should take the bully pulpit and ask for the plan to be withdrawn. They have legally the right to do this, but it is the wrong project, the wrong place, the wrong time, and the wrong community. Mr Fraker recognized Pittsburgh Modern Committee, Brittany Reilly.

Ms Reilly, Board of Directors of Preservation Pittsburgh, and Chair of Pittsburgh Modern Committee. She began, February, 2021, we nominated the existing 1970's structure that is up

for demolition as a distinctive 20th Century Modernist piece of architecture as recognized by Mellon Bank. The nomination was voted against by City Council, although it gained significant support from the community, design professionals, members of the Planning Commission and Historic Review Commission, both voting in favor of positive recommendation of designation. Nominating the bank was motivated by our ongoing research and conviction that it is worthy of landmark designation. The process made clear frustration with new construction projects that not only obliterate a unique existing quality building that has been present on a primary corner for over 50 years but also leaves much to be desired in a new design. There are nods to the existing structure, its quality materials of full brick and granite, to its unique site-specific layout, and to its massing and visual presence on the intersection, referencing the original structure, as the building owner moves to demolish it. The first bank on this site dates back to 1899. Once a building is gone, it is gone, and the gesture of salvaged slabs of granite cannot fix that. This generic structure will be a blatant reminder of this right at the visual epicenter of a neighborhood that has been through so much complex change. This historic building was an opportunity for Citizens Bank but was treated as a road block.

Mr Fraker recognized Melissa McSwigan.

Ms McSwigan echoed everything that Mr Pfaffman and Ms Reilly said. She began, I recently attended an open house event at the Union Project in Highland Park. I heard Councilwoman Gross laud the Union Project and lament the lack of other affordable community spaces like the Union Project, especially since so many properties are in the hands of private owners, and real estate prices are out of reach for many. Given that this building is at a prominent intersection and the building is larger than Citizens' needs, there is a possibility to work with community groups and others to do something really wonderful in the existing space with bank services and other small business groups and nonprofits. We can envision all kinds of neat things to go in there. There are examples across the country of banks sharing space with others to form a meaningful community hub. Proposing this false second story in the revised design seems to symbolize for me a lot of what has transpired to date, a project without imagination and collaboration, and a true engagement process.

Mr Fraker recognized East Liberty Development Inc., Skip Schwab, Deputy Director of ELDI.

Mr Schwab had two comments. He commended the bank and development team. They have been very active and engaged with the broader community in making some concessions to the design. He hasn't heard very much criticism of the design itself. The arguments about saving the historic bank are the same arguments he has been hearing for the past year and a half. That decision has already been made, and he hoped the Planning Commission can move forward with this proposal.

Mr Fraker recognized Mike Staresinic.

Mr Staresinic commented that of the seven banks facing a similar situation, Lawrenceville has been saved, five of them are Citizens' properties, two are PNC. The playbook is to downsize to reduce their footprint and make smaller, more efficient banks. Pittsburgh will face this over and over again. That is why I urge the Commission to take this quite seriously. My main comment is to not replace a superior building with an inferior building of less value. I don't think the aesthetics meet Pittsburgh's eastern gateway. This is the main entrance that is a node of five streets, which it has been for over 200 years, where people come together at East Liberty. It kind of cheapens the investment of over \$1,000,000,000 in the neighborhood and nearby neighborhoods. For the next half century it will have that impact. I have noticed improvements since the comments came in in the last couple of years. I don't want to over criticize the team that is working to make this better. My question is, how can you make it even better? There still may be a chance to reuse 1/5 of the building and build out inside as you need. You could leave the rest empty, as you want. All you need is a little brick cleaning and some new windows on the façade. I view renovating the building as quite cheaper than building a new one as long as you keep it to the size that you need. If worse comes to worse, you might end up reusing the beautiful hard-fired green brick from the old Mellon Bank, which matches Citizens' colors pretty closely, and use that in the façade instead of the gray brick. I think that might make it a bit more elegant. I would like to support people who are advocating for the built environment in a very urban neighborhood.

Acting Chair Burton-Faulk asked for Commissioners comments or questions.

Ms Mingo did not believe this project fit the criteria for approval. Siting Section E, the proposal must address pedestrian traffic circulation patterns and pedestrian safety, you are asking us to add an additional curb cut on a very busy street with a lot of pedestrian activities. Adding a curb cut with the amount of bicycle and pedestrian traffic on the street is decreasing public pedestrian safety and bike safety. Also, this proposal must be sensitive to views and view corridors. It was presented that a pedestrian could cut through the park. So does the eye. The eye cuts through the park. Where we had a place that was a marker on a triangular corner, we now have a bleeding cutting-through of the eye of a pedestrian on that corner. The project also does not address the relationship between the architectural buildings and the surrounding buildings on the Centre Avenue side. There is no longer a façade that addressed the retail across the street. There is now a park. Although it is not a historic building, it is however a significant building, and your proposal does not do that. Acting Chair Burton-Faulk pointing out Ms Mingo's comments concerning Section 922.10.E.2, Sections E & J that the project does not address, asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh to deny approval.

SECONDED BY: For purposes of discussion, Ms Dick seconded the motion.

Mr Brown questioned what is it that the Commission expect them to do that offers them a pathway forward as opposed to saying no? What are we asking for that they are not doing and have they had enough time to do that? He asked Ms Mingo is there an example somewhere else that we have approved in the past that is a model or demonstrates what you are referring to as an example to give people what you are referring to?

Ms Mingo replied Doughboy Square addressed a triangular situation in Lawrenceville. They chose to renovate that building. It is possible to do this. She commented that rents in Easter Liberty are higher than they have been in decades. It should be affordable to be able to build a building.

Acting Chair Burton-Faulk stated if they are finding sections from 922.10.E.2 that they feel are making this unacceptable to receive an approval, there are other options. The Commission could deny without prejudice and give the applicant another opportunity to come back.

Ms Dick pointed out that they cannot have two motions on the floor at the same time. They will need to act on the motion already on the floor.

Ms O'Neill suggested withdrawing the motion, if possible, and move forward with Acting Chair Burton-Faulk's motion.

Ms Dick said yes, that is possible.

Ms Mingo said she could modify it without prejudice.

Ms Dick felt she should withdraw the motion instead.

Ms Mingo withdrew her motion.

MOTION:

The Planning Commission of the City of Pittsburgh deny without prejudice.

SECONDED BY: Mr Brown.

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms O'Neill and Chair

Mondor.

CARRIED.

D. Plan of Lots

2.
 - 1) DCP-LOT-2022-01134, Hermitage Street, Major Consolidation 2, Homewood North
 - 2) DCP-LOT-2022-01313, Smithfield Street, Minor Consolidation, Central Business District
 - 3) DCP-LOT-2022-01210, West Jefferson Street, Minor Consolidation, Central Northside

Mr Scheppeke said all three plans be batched.

Mr Scheppeke presented each plan of lots and recommended that each plan be approved.

Acting Burton-Faulk called for public comment; hearing none she called for commissioners comments; hearing none she asked for a motion to approve plan of lots items one through six as presented by Mr Scheppeke

MOTION: Approval of the three plans of lots.

MOVED BY: Ms Dick

SECONDED BY: Mr Brown

IN FAVOR: Mr Brown, Ms Burton-Faulk, Ms Dick, Chair Mondor

CARRIED.

E. Director's Report

Mr Layman acknowledged Ms O'Neill and Chair Mondor for maintaining a quorum.
which Mr Layman summarized There is a quarter 3 report

F. Adjournment

Motion to adjourn made by Acting Chair Burton-Faulk and seconded by Ms Mingo. The meeting adjourned at 4:40.

Approved by:, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.

City of Pittsburgh
Planning Commission
Meeting Minutes

November 15, 2022 at 2:30 PM, Meeting called to order by Acting Chair LaShawn Burton-Faulk

In Attendance

Acting Chair LaShawn Burton-Faulk
 Secretary, Holly Dick
 Jennifer Askey
 Sabina Deitrick

Dina (Free) Blackwell
 Rachel O'Neill
 Fred Brown
 Becky Mingo

Not Present

Chairwoman Christine Mondor

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash
 Kate Rakus, Principal Planner
 Will Gregory

Kevin Kunak
 Katherine Reed
 Daniel Schepke
 Joe Fraker

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A. Approval of Minutes

No minutes were approved.

B. Correspondence (See Attachment B)

Counsel Erica Strassberger

C. Hearing and Action (See Attachment C for staff reports)

1. **DCP-ZDR-2022-04420 – 642 Fort Duquesne Boulevard** New construction of penthouse addition Downtown (CBD) Neighborhood

Mr Kunak presented the project for the City. DCP-ZDR-2022-07550 is a renovation of a 9 story structure for additional residential units, rooftop addition with interior and exterior renovations,

amenity spaces, and a rooftop deck. Exterior renovations and conversion to residential units was approved by Planning Commission DCP-ZDR-2022-00446 May 31, 2022. ZBA Case 171 of 2022 was approved to expand the FAR. A staff design review of proposed exterior renovations was found satisfactory. A DAM meeting was held 08/11/22 with Pittsburgh Downtown Partnership. The recommended motion is that Planning Commission approve the project development plan with a condition: the final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA.

Mr Kevin Rutledge presented the project. This project was previously reviewed before. This is a 7,400 sq ft rooftop addition on an existing 9 story building. Total unit count with the rooftop units is 147 units. Three units are Type A accessible units. Alternative compliance for 2 street trees was sought. All other aspects of the project are fully compliant. Sight lines to the building are limited so the view of rooftop addition is minimal. The new rooftop addition falls below the maximum height of the penthouse structures that are part of the façade of the building. Gray block doghouse structures and rooftop equipment will be removed, and the steel signage structure will remain. The rooftop addition consists of 5 apartment units with balconies, interior amenity space, and an exterior amenity deck with glass guardrails. Rooftop equipment will be screened by the addition. The rooftop addition is partially screened by the signage structure. There are no storm water management requirements.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Acting Chair Burton-Faulk asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve the project with the following condition: the final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA.

MOVED BY: Ms O'Neill

SECONDED BY: Ms Dickl

IN FAVOR: Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick, Ms O'Neill

CARRIED.

2. DCP-ZDR-2021-10358 – 5838 Baum Boulevard Demolition and new construction for use as accessory surface parking East Liberty Neighborhood

Mr Kunak presented the project for the City. The project is a proposed demolition of a one story bank with drive-thru and off-street parking. The proposed project is for a reconfigured off-street parking area with 22 parking spaces for students and faculty of the Pittsburgh Institute of Mortuary Science. This type of project must be approved by the Planning Commission since it is in the Baum-Centre Corridor Overlay District. The applicable site plan review standards require that a corner lot must be used as shared parking. No shared parking is proposed. ZBA Case 101 of 2022 was approved 05/05/22, requesting a variance on the shared parking. There was no RCO at the time, and A DAM meeting was not required. The Village Collaborative of East Liberty was established since the time of application for this project. The recommended motion is that Planning Commission approve the project development plan with two conditions: 1. that DOMI shall complete a site plan review and issue all applicable permits; and 2. that the final construction plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA.

Mr Steven Victor presented the project. The site is located at the intersection of Baum Blvd and S Euclid Ave in a UNC zoning district. The proposed parking lot would have access only from Commerce St to 22 parking spaces. The site would include landscaped areas including street trees and ornamental trees along Baum Blvd and S Euclid Ave with sidewalk improvements replacing two previous curb cuts.

Acting Chair Burton-Faulk asked for public testimony.

Valerie Parm, Village Collaborative of East Liberty: wished to correct the public record stating that there was no RCO DAM meeting held for the project. A DAM with Phil Wu was held.

The main complaint was about how the greenspace would be handled on the site. Those complaints were recognized.

Mr Fraker recognized Lenore Williams.

Ms Williams of the Baum-Centre Initiative spoke about the corner lot being more than a parking lot. The Initiative would like to see some type of development that incorporates parking within a structure. It is a key, potentially beautiful corner that needs something more in the plan for what happens with the property.

Mr Fraker saw no other hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Ms O'Neill asked if the applicant could respond to Ms Williams, asking what was the impetus behind the additional parking and was a building considered.

Mr Victor stated that additional parking is needed for staff and students because the existing parking is usually full. The school has an immediate need for more parking but another use of the property could happen in the future.

Mr Brown asked if the storm water management plan could be shared for the site.

Mr Victor stated that there is no need for storm water management because the impervious area is being reduced by about one third by adding 3,000 sq ft of lawn.

Mr Kunak asked to put on the record that, at the time the ZDR submission was made, there was no recorded RCO. In between the submission and this hearing there was no requirement for a DAM because, technically, the meeting was not required.

Ms Williams asked when the submission was made. They have been the official RCO for East Liberty since December 2021.

Mr Kunak stated the application was made prior to that.

MOTION:

The Planning Commission of the City of Pittsburgh approve the project development plan with two conditions: 1. that DOMI shall complete a site plan review and issue all applicable permits; and 2. that the final construction plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA (Record of Zoning Approval).

MOVED BY: Ms O'Neill

SECONDED BY: Ms Dick

IN FAVOR: Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick, Ms O'Neill

CARRIED.

3. **DCP-ZDR-2022-07506 – 1045 Forbes Avenue** New construction of dormitory for Duquesne University Bluff Neighborhood

Ms O'Neill stated she would be present for quorum purposes but recused from this case.

Mr Kunak presented the project for the City. The project includes site improvements and new construction of a 12 story dormitory structure with 226 units and 550 beds, accessory loading and service spaces, and an outdoor plaza, serving as temporary surface parking for move-in and move-out, at Forbes Ave and Magee St. This is project #10 in the IMP adopted by Mayor and Council January 2022. The dormitory use is subject to project development plan procedures and is also a special exception in an EMI zoning district. ZBA Case 186 of 2022 was approved 10/13/22. There is a minor amendment to the IMP for this project. A community meeting was held 09/19/22. A staff design review and CDAP meeting occurred 10/25/22. A storm water management plan is under review. The transportation memo is under review by DOMI. The recommended motion is to approve the project development plan with the following conditions: 1. that the storm water management plan is approved prior to issuing the ROZA; 2. that DOMI review the final plans and issue the necessary DOMI permits prior to issuing the ROZA; and 3. that the final construction plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA (Record of Zoning Approval).

Mr Ryan Indovina, Sam Rajamani, and Dan McDowell presented the project. The site is between Chatham Sq and Magee St with Watson St to the north. The parcel will be subdivided to 2 parcels for is project on one parcel and an existing power center development on the other within the Duquesne University campus. Additional slides were presented on request from a briefing to provide context along Watson St. There will be three park zones, one pocket park for public use between the power center and proposed building accessed from Forbes Ave, one semi-private outdoor space in the middle of the site used by

occupants, and a landscaped plaza for student use/activities between the building and Magee St, also accessed from Forbes Ave. Storm water management will use two assemblies, one on the lower roofs of the building and one in the plaza area along Magee St, running to below grade tanks. The setbacks used for the building are taken from the UPR zone requirements, even though the site is in an EMI zone, which sets the building farther back on the site. This allows for the courtyard space for the occupants and opens up the view corridor. A shadow study takes advantage of the sunshine during the majority of the year when the sun is at its lowest angles. Level one of the building will be used as amenity spaces, and a lower level off-street service yard, loading, and bike parking area along Watson St. Levels 2 through 9 will be Type A and B residential units and student study spaces. It is designed to have 229 units with 5 units or 2.2 % being Type A dispersed among the Type B units. Green roofs will be installed on the three lower roofs of the building. The façades are designed so that there is no obvious front or rear side of the structure, using primarily brick veneer, metal panels cladding at the top, and a cast stone material used for accents.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated there were no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments. Hearing none Ms Burton-Faulk asked for a motion.

Ms Dick seconded Ms Mingo's comments and thanked them for addressing the backup generator concerns that she had.

MOTION:

The Planning Commission of the City of Pittsburgh to approve the project development plan with the following conditions: 1. that the storm water management plan is approved prior to issuing the ROZA; 2. that DOMI review the final plans and issue the necessary DOMI permits prior to issuing the ROZA; and 3. that the final construction plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA (Record of Zoning Approval).

MOVED BY: Ms Blackwell

SECONDED BY: Ms Dick

IN FAVOR: Ms Askey, Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick

CARRIED

D. Continued Hearing and Action

DCP-ZDR-2021-14139 – 350 Forbes Avenue Amendment to PDP 15-004 for Point Park Playhouse Urban Open Space Downtown (CBD) Neighborhood

Ms Rakus presented the project for the City. The project is an amendment to the urban open space at Point Park University. As an amendment, a Development Activities Meeting was held, even though it was not required. The hearing is continued from Sept 6, 2022, in order to revise and refine the design and work with an artist for a more artistic solution to the fencing and gates. City Planning Staff still has concerns about the view corridors and open space, and are recommending denial without prejudice at this time.

Mr Shawn Gallagher, Chris Hill, and Chris Houpt presented the project. Mr Gallagher asked the court reporter to mark Applicant's Exhibit 3, the presentation from last hearing Exhibit 2, and briefing presentation marked as Exhibit 1. Two slides were presented to show that the entrance to the open space cannot be seen from Smithfield St or Forbes Ave since it since it is recessed from the street. A green option was considered instead of a fence. Previous potted greenery was vandalized. The concerns about greenery are that the new greenery will be damaged and may overgrow the area and block the view into the space. Also, some seating would have to be removed to accommodate the planters for the greenery. The greenery would also require additional maintenance costs for upkeep. The gates were changed to bifold to reduce the space needed when opened. The fencing was changed to light cabling to try to open up the view into the space with artistic comedy/tragedy logos installed on the gates for interest. The university is working with a local artist on the project. Other options from the artist were heavier designs than the one presented.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated there were no hands raised.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Ms Dick suggested getting one more different perspective on the issues. The space has an accessible entrance who need to use a ramp to enter. She asked if they could take the matter to the City County Task Force for Disabilities for input from individuals who have experience with accessibility.

Mr Brown asked staff to clarify their concerns and why they recommend to dismiss without prejudice.

Ms Rakus gave the criteria, 1. The development must address adequate protection of views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to significant public places, such as parks, open space, or river fronts; and 2 the proposed development must adequately address the location, development, and functions of open space, including but not limited to provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impact and increase safety where maintenance of existing open space would serve these same purposes. The design with the fencing and gates doesn't feel like a private space, discouraging the use of the space and lessening the function of the open space.

Acting Chair Burton-Faulk commented that there are three items of the criteria that are relevant and would like to see an opportunity for a unique experience to be provided. Recognizing significant issues about safety the space needs to be welcoming. In sharing this, she stated that it sounded like there is still be an opportunity to work with an architect and others, sounding like there is a willingness to work at the resolution.

Mr Hill said they are working with other architects and a local artist. There were other alternatives but they had more steel and confining than the straight bars.

Mr Layman stated that a CDAP meeting may be able to bring the architects, artist, university, and staff together to work on the design.

Mr Gallagher voiced concerns that the project needs to move forward and additional meetings will delay it further.

Acting Chair Burton-Faulk asked if a CDAP call could be expeditiously arranged to see how quickly to move forward.

MOTION:

The Planning Commission of the City of Pittsburgh approve a continuance for continued effort.

MOVED BY: Ms Dick

SECONDED BY: Ms Askey

IN FAVOR: Ms Askey, Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick

CARRIED

E. Plan of Lots

1. DCP-LOT-2022-01425, E Carson Street, Major Lot Line Revision 1, South Side Flats
2. DCP-LOT-2022-01408, W North Ave, Major Subdivision 1, Central Northside
3. DCP-LOT-2022-01432, Beechwood Boulevard, Minor Lot Line Revision, Squirrel Hill North

Acting Chair Burton-Faulk clarified that items 1 and 2 will be heard together, then item 3 will be heard separately. She read Items 1 and 2.

Mr Schepke presented items 1 and recommended the lot line revision be preliminarily approved, scheduling a final review 11/29/2022. He then presented item 2 and recommended the lot line revision be preliminarily approved, scheduling a final review 11/29/2022.

Acting Chair Burton-Faulk called for public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked for a motion.

MOTION: The Planning Commission of the City of Pittsburgh preliminarily approved, items 1 and 2 with a final review 11/29/2022

MOVED BY: Ms Dick

SECONDED BY: Ms Blackwell

IN FAVOR: Ms Askey, Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick

CARRIED.

Acting Chair Burton-Faulk read Items 3.

Mr Schepke presented item 3 and recommended approval.

Acting Chair Burton-Faulk called for public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve items 3.

MOVED BY: Ms Askey

SECONDED BY: Mr Brown

IN FAVOR: Ms Askey, Ms Blackwell, Mr Brown, Ms Burton-Faulk, Ms Dick

CARRIED.

E. Director's Report

None.

F. Adjournment

The meeting adjourned at 4:00 PM

Approved by:, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

November 29, 2022 at 2:10 PM, Meeting called to order by Acting Chair LaShawn Burton-Faulk

In Attendance

Acting Chair LaShawn Burton-Faulk
 Secretary, Holly Dick
 Dina (Free) Blackwell

Sabina Deitrick
 Rachel O'Neill
 Jennifer Askey
 Becky Mingo

Not Present

Chairwoman Christine Mondor

Fred Brown

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary

Kevin Kunak
 Katherine Reed
 Daniel Scheppeke
 Joe Fraker

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A. Approval of Minutes

Motion to approved PC minutes for 11/01/22.

MOVED BY: Ms Dick

SECONDED BY: Ms O'Neill

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo, Ms O'Neill
 CARRIED.

B. Correspondence (See Attachment B)

DCP-ZDR-2020-07410 – 6320 Shakespeare Street

- Skip Schwab, East Liberty Development Corp

Agenda Item E-5: W. North Ave, Central Northside – Major Subdivision

- James Lawrence

C. Hearing and Action (See Attachment C for staff reports)

1. DCP-ZDR-2020-07410 – 6320 Shakespeare Street New construction of Grocery, Multi-Unit Residential, and Structured Parking Shadyside Neighborhood

Ms Rakus presented for the City. The project consists of 231 Units, a 36,000 sq ft grocery, 10 commercial spaces, and 423 parking spaces. ZBA Case 204 of 2020 which was heard in Oct of 2022 was denied. On appeal, a consent agreement was signed in Sept of 2021, which required the project be approved by Planning Commission as a site plan review. There was a staff design review and CDAP review. A transportation impact study is under review by staff. A storm water management plan has been approved by staff. Staff has recommended that Planning Commission make a positive recommendation on the site plan review to the Zoning Administrator with five conditions: 1. That the applicant provide documentation of compliance with all elements of the consent agreement to the Zoning Administrator prior to issuing the final ROZA; 2. The applicant work with City Planning and DOMI staff on final details for the location and design of secured bike parking for residential uses; 3. That DOMI approve the TIS prior to issuance of the final ROZA; 4. That the final construction documents, including landscape and site plans, be reviewed and approved by the Zoning Administrator prior to issuing the final ROZA; and 5. The applicant shall work with DOMI on the design of the planting areas to ensure accessibility and inclement weather maintenance.

Ms Reed addressed some DOMI concerns raised regarding transportation during a previous briefing of the project. A full replacement of the traffic signal, including pedestrian signal heads, countdown timers, and audible crossings, at Shady Ave and Ellsworth Ave will be done by the applicant. The applicant is also working with DOMI to ensure that crosswalks at that intersection will minimize pedestrian crossing lights. The applicant was asked to bring the outbound stop as close to Penn Ave and Shady Ave as possible to reduce crossing the street in mid-block. Bike accommodations are located on Shady Ave between Penn Ave and Ellsworth Ave to be retained by the applicant. A recently installed Ellsworth Neighbor Way will improve conditions for cyclists coming from the west. DOMI's 2020 Bike Plus Plan recommends the bike lane extensions on both Shady Ave and Penn Ave. No projects are currently in development, however. During the site plan review, DOMI will work with the applicants to ensure smooth access and circulation of ADA accommodations, pedestrians, and bicycles.

Mr Tom Price, Strada Architecture presented the project. The project, The Meridian, is a mixed urban-use project. A zone change extended the UNC zoning district for the project. There is a one story 36,000 sq ft grocery store along Penn Ave; 3-level structured parking to the rear, a 10 space commercial ground floor at the corner of Penn Ave and along Shady Ave. Commercial tenants will apply for permits separately. Above the ground floor commercial spaces, there are 5 stories of apartments totaling 231 units, and interior courtyards for residents. Fifteen percent of those units are affordable housing units. A future one-story extension of the retail space will replace the former chiropractic office on Shady Ave. A public parklet will be created along Aurelia St.

Requested representations of building materials were presented for clarification of how the materials will be incorporated for texture and character on building exteriors.

Ms Jampole presented a standard traffic study and improvements, enhancing traffic, pedestrian, and bicycle conditions in the general neighborhood and on the building site, along with the truck entrance to the site from Penn Ave for the grocery store.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker recognized David Vatz and Craig Toocheck for comments.

Mr David Vatz, Prohousing Pittsburgh, stated that they strongly support the project and encouraged the Planning Commission to approve it. There has not been enough affordable housing to support the residents of the City. He pointed out the location could not be a better place for affordable and market rate housing.

Craig Toocheck, Sr Planner at PRT, thanked the designers for adding the sheltered transit stop on Penn Ave. He pointed out that the pedestrian pathways at Ellsworth Ave seem convoluted and confusing with concerns for visually impaired individuals and encouraged some reconsideration of the layout at that location.

Acting Chair Burton-Faulk asked if Commissioners had any questions or comments.

Ms Deitrick asked if 15% affordable units totaled about 35 and what type of units will they be? Also what is the applicants' definition of affordable?

The answer to Ms Deitrick's questions is that there will be 35 affordable units. The project mirrors the requirements in percentage for each of the studio, single, or two-bedroom units. Following the City guidelines, 10% of the units will be 50% AMI, and 5% will be 80% AMI.

Ms Deitrick commented that the 80% to 120% AMI is about the median and not really that affordable. Ms Deitrick asked if there were any public subsidies for the project, and who will qualify the people on the affordability rankings?

The answer was they are not asking for or receiving any public assistance. They will be working with the City and the URA and will follow the guidelines set up for other areas in the City, even though there are no requirements here.

Ms Deitrick also asked about a wall at the grocery store and if anything will break up that view. Ms Alves stated that the view in the presentation is inaccurate. Full grown shade trees will be planted along the wall that is part of the loading and receiving area.

Ms Deitrick asked about the walkway of the project at the Ellsworth intersection, commenting on what it will be like when it snows and if wheelchairs will be able to get through the area.

The answer was that the owner will have the walkways cleared and that the design of the walkways is under review with DOMI, pointing out that the area could be modified from the current view in the presentation.

Mr Price gave the number of affordable units as 4 studio units, 21 single units, and 9 two-bedroom units, totaling 35 units.

Ms Mingo commented concerns about the look of the façade with respect to the windows and materials above and below them and that the façade is not specific to the City of Pittsburgh or addresses the facades across the street. She also asked how carts will be managed, and if they will be able to go across the street on Penn Ave because none are shown in the presentation.

The answer was that there will be shopping cart corrals in the parking garage, the carts will be allowed to the bus stop, and they would be retrieved by staff of the grocery. The entrance on Penn Ave would not be considered where one would enter with a shopping cart.

Ms Mingo asked where the inbound bus stop is located.

The answer was that bus stop will be located in the vicinity of the crosswalk for the Target store across Penn Ave.

Ms Mingo commented on the lack of bike lanes on Penn Ave from Shady Ave to Bakery Square and wished it could have been resolved with this project.

Ms Deitrick asked if the Transportation Impact Study will include the crosswalks, odd angles, and landscaping.

Ms Reed commented that adding those items is more of a site plan review than a transportation study.

A fifth condition was discussed by commissioners and clarified relating to accessibility and then added to the list of conditions.

MOTION:

The Planning Commission of the City of Pittsburgh make a positive recommendation on the site plan review to the Zoning Administrator with five conditions: 1. That the applicant provide documentation of compliance with all elements of the consent agreement to the Zoning Administrator prior to issuing the final ROZA; 2. The applicant work with City Planning and DOMI staff on final details for the location and design of secured bike parking for residential uses; 3. That DOMI approve the TIS prior to issuance of the final ROZA; 4. That the final construction documents, including landscape and site plans, be reviewed and approved by the Zoning Administrator prior to issuing the final ROZA; and 5. The applicant shall work with DOMI on the design of the planting areas to ensure accessibility and inclement weather maintenance.

MOVED BY: Ms Blackwell

SECONDED BY: Ms O'Neill

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo, Ms O'Neill
CARRIED.

D. Plan of Lots

1. DCP-LOT-2022-01502, Fort Pitt Boulevard, Minor Consolidation, Central Business District
2. DCP-LOT-2022-01529, Woodbourne Avenue, Minor Consolidation, Brookline
3. DCP-LOT-2022-01535, Ledlie Street, Minor Consolidation, Crawford-Roberts
4. DCP-LOT-2022-01425, E Carson Street, Major Lot Line Revision 2, South Side Flats
5. DCP-LOT-2022-01408, W North Ave, Major Subdivision 2, Central Northside

Acting Chair Burton-Faulk read items 1-4 as once batch. Ms Burton-Faulk recused from item 5 and had another commissioner step in to read item 5 separately.

Mr Scheppke presented items 1 through 4 and recommended approval,

Acting Chair Burton-Faulk called for public testimony.

Mr Fraker saw no hands raised.

Acting Chair Burton-Faulk asked for a motion.

MOTION: to approve items 1 through 4.

MOVED BY: Ms Deitrick

SECONDED BY: Ms Disk

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms Mingo, Ms O'Neill
CARRIED.

Acting Chair Burton-Faulk recused from item 5 and asked Commissioner O'Neill to hear the final plan of lots.

Mr Scheppke presented item 5 and recommended approval.

Ms O'Neill asked if any hands were raised for public testimony.

Mr Fraker saw none.

Ms O'Neill asked for comments by commissioners. Hearing none she asked for a motion to approve.

MOTION: to approve item 5.

MOVED BY: Ms Blackwell

SECONDED BY: Ms Mingo

IN FAVOR: Ms Blackwell, Ms Deitrick, Ms Dick, Ms Mingo, Ms O'Neill
CARRIED.

E. Director's Report

None.

F. Adjournment

The meeting adjourned at 5:05 PM.

Approved by: Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

December 13, 2022 at 4:40 PM, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Acting Chair LaShawn Burton-Faulk
 Secretary, Holly Dick
 Sabina Deitrick

Dina (Free) Blackwell
 Rachel O'Neill
 Becky Mingo

Not Present

Jennifer Askey

Fred Brown

Staff Present

Corey Layman, Zoning Administrator
 Andrew Dash
 Kate Rakus, Principal Planner
 Will Gregory

Kevin Kunak
 Katherine Reed
 Daniel Schepke
 Joe Fraker

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A. Approval of Minutes

No minutes were approved.

B. Correspondence (See Attachment B)

DCP-ZDR-2020-07410 – 6320 Shakespeare Street

- David Vatz, Pro-Housing Pittsburgh, Chapter Lead
- Sean McKillop

DCP-ZDR-2022-00442 Grandview Townhomes

- Gordon Davidson, Executive Director, Mount Washington CDC
- Pat Gianella, Democratic Committeeman Duquesne Heights 19th Ward, District 1
- Anne Burroughs
- Karen Baumgardner
- Leigh Ann Wilson
- Patty Wilson
- Ursula Heyl
- Lisa Goedert

- Catherine Gianella

DCP-ZDR-2021-02885; 02944; 02914

- To Bridging the Gap Development
- Rosalyn McCorkle, Crawford Square Homeowners Association
- Gilbert Lowe III, Energy Innovation Center
- Councilman R. Daniel Lavelle

Guide to Regional Decarbonization

- Julie Toph, Sustainable Development Solutions Network

Lower Hill Redevelopment

- Neashia Johnson

C. Hearing and Action (See Attachment C for staff reports)

1. DCP-ZDR-2022-09182 – 3960 Forbes Avenue New construction of entrance addition and site work for University of Pittsburgh Hillman Library Central Oakland Neighborhood

Commissioners Deitrick and O'Neill recused themselves from the hearing for this item.

Mr Kunak presented the project for the City. This project consists of site improvements and new construction of a 3-story, 71,000 sq ft structure for the University of Pittsburgh's Hillman Library on the corner of Forbes Ave and Schenley Drive. Improvements include façade renovations, replacement fenestration, site landscaping, and new exterior rooftop terraces. This is Site 6E of the lower campus in the IMP adopted by the Mayor and Council July 2021. A Development Activities Meeting was held 09/12/21 with the Oakland Planning and Development Corporation and Oakland Business Improvement District. A staff design review and CDAP meeting reviewed the application 11/08/22. DOMI is currently reviewing the application. The recommended motion is that Planning Commission approve the Project Development Plan for renovations and new construction with the following conditions: 1. DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the ROZA, and 2. final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA.

Mr Charles Alcorn and Matt presented the project. This is the first development in the lower campus from the 2021 IMP. The project includes a new entry and new windows. The glass additions to the existing building at the corner of Forbes Ave and Schenley Dr. provide a more visible and approachable look to the building and is more reflective of its current purpose. Along Schenley Dr the moat and battered wall will be removed and replaced with trees and café tables and chairs installed, as well as a new limestone end capping the existing battered wall. Also, the level one terrace will be reconfigured and made accessible. The sidewalk will be widened and striped to reflect the columns of the library. A green roof system and skylights along with a rooftop terrace on the new entry addition will be accessible from the 3rd floor of the library. The glass of the new addition will contain 80% Frit close to the existing building, reducing to 0% Frit at the outer corner of the addition. Exterior materials consist of granite and limestone to match the existing building, matching wood soffits, silver metal trim, and Fritted low iron glass.

Chair Mondor asked for public testimony.

Mr Fraker saw no hands raised.

Chair Mondor asked if Commissioners had any questions or comments. Seeing none she asked for a motion as stated in the report.

MOTION:

The Planning Commission of the City of Pittsburgh approve the PDP for renovations and new construction with the following conditions: 1. DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the ROZA, and 2. final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the ROZA.

MOVED BY: Ms Burton-Faulk

SECONDED BY: Ms Dickl

RECUSED: Ms Deitrick, Ms O'Neill

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms Mondor

CARRIED.

D. Plan of Lots

1. DCP-LOT-2022-01593, Reed Roberts, Major Subdivision 1, Crawford Roberts
2. DCP-LOT-2022-01322, Mayflower Street, Minor Lot Line Revision, Larimer
3. DCP-LOT-2022-01585, Boulevard of the Allies, Minor Consolidation, Bluff
4. DCP-LOT-2022-01547, Thropp Street, Minor Lot Line Revision, East Allegheny
5. DCP-LOT-2022-01109, Smallman Street, Minor Consolidation, Strip District

Chair Mondor batched the plans of lots, reading item 1 first.

Mr Scheppke presented item 1 and recommended to be preliminarily approved and to schedule a final review 01/10/2023.

Chair Mondor called for public testimony. No hands were raised.

Chair Mondor asked if Commissioners had any questions or comments. Seeing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh preliminarily approve item 1 and schedule a final review 01/10/2023.

MOVED BY: Ms Mingo

SECONDED BY: Ms Blackwell

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms Mondor, Ms O'Neill
CARRIED.

Chair Mondor read the remaining items 2 through 5.

Mr Scheppke presented items 2 through 5 and recommended approval.

Chair Mondor called for public testimony.

Mr Fraker stated no hands were raised.

Chair Mondor asked if Commissioners had any questions or comments. Seeing none she asked for a motion.

MOTION:

The Planning Commission of the City of Pittsburgh approve items 2 through 5.

MOVED BY: Ms Mingo

SECONDED BY: Ms Mingo

IN FAVOR: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Mingo, Ms Mondor, Ms O'Neill
CARRIED.

E. Director's Report

None.

F. Adjournment

Motion to adjourn. The meeting adjourned at 5:30 PM

Approved by:, Secretary

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