



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of April 21, 2026

In Attendance

Lashawn Burton-Faulk Chairperson
Justin Hunt
Gerardo Interiano

Rachel O'Neill Vice Chair
Peter Quintanilla

Bob Reppe Secretary
Diamonte Walker

Not Present

Darrin Kelly

David Vatz

City Staff Present

Paul Cancilla
Andrew Dash
Joseph Fraker
Tiffany Krajewski

Megan McElhaney
Ivette Mongalo-Winston
Kate Rakus, Sr Planning Mgr
Katherine Reed

Carolyn Ristau, Zoning Administrator
Antara Tandon

Call to Order

Meeting called to order at 3:00 pm by Chair LaShawn Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: None

B. Correspondence

Council Bill 2025-2250

- Nicholas Abruscato
- Kelly Sanders
- Brad Cary, State Government Relations Director, American Heart Association
- Rachel

BDA-2025-12382 – 1070 Banksville Rd, Custodial Care Facility Conditional Use

- Doug Cerminara
- Ralph Sicuro
- Edmond Gaudelli
- Deborah Wiley
- Joseph S. Nicholas, Vice President, Fort Pitt Lodge No. 1
- Barbie Reinheimer

DCP-MPZC-2022-00250 – Kelly Street Rezoning

- Urban Redevelopment Authority

DCP-MPZC-2022-00250 – 1835 Forbes, School Conditional Use

- Michael Yee
- Matthew Thom
- Stephen Walsh
- Sandra Walsh

Manchester Friends & Colleagues

- Invitation and Flyer

C. Hearing & Action

1. **BDA-2025-12920** – 3081 Sarah St, Southside Neighborhood Gateway Sign, South Side Flats

Staff: Mr Fraker – Recommended – Two motions – 1. that the planning commission of the city of Pittsburgh approves the PDP DCP ZDR 202512920 based on the application filed by Pati Beachley Sculpture on behalf of the SSCC with the condition that the final construction plans, including site plans and elevations, be reviewed by the zoning administrator prior to issuing zoning approval. And 2. the second motion to add that the application be re-reviewed and approved by the Zoning Board of Adjustment prior to issuing zoning approval (2:13:26).

Applicant: Pati Beachley Sculpture with Ray Appleby, Technique Architectural Products – presentation (2:16:59).

Public Comments: None

Commissioner Comment: Questions/clarification from Commissioners Reppe, Quintanilla, O'Neill, and Burton-Faulk, Ms Beachley, and staff (2:27:05).

Motion: motion with the conditions as stated in the report with the addition of the 919.0.3.8.A.

Moved by: Commissioner Quintanilla

Seconded by: Commissioner Walker

In favor: Commissioner LaShawn Burton-Faulk, Commissioner Justin Hunt, Commissioner Gerardo Interiano, Commissioner Peter Quintanilla, Commissioner O'Neill, Commissioner Bob Reppe, Commissioner Diamonte Walker

Opposed: None

Recused: None

CARRIED

2. **BDA-2026-00703** – 1835 Forbes Ave, Conditional Use — School, Elementary or Secondary (General), Uptown

Staff: Mr Christian Johnson - Recommended motion – to make a positive recommendation to city council of conditional use application BDA-2026-00703 filed by Wildman Chalmers Design with the following conditions: 1. All DOMI permits will be reviewed and approved prior to issuing the final Record of Zoning Approval (ROZA), and 2. the final construction plans, including the site plans and elevations, will be reviewed and approved by the zoning administrator prior to issuing the final Record of Zoning Approval (2:33:35).

Applicant: Mr Robert Max Junker, Chair of Public Sector Group, Babst Calland Attorneys (BAPS), and Mr Joe Oliphant, CEO, PACS – presentation (2:36:24).

Public Comments: Mr Stephen Walsh, resident – opposed (2:55:23).

Commissioner Comment: Commissioner Reppe noted for the record he is on the board of the IW, which is one of the functioning groups with this project, but there is no bias or conflict (2:59:13). Other comments from Commissioner O'Neill (2:59:33).

Motion: motion with conditions

Moved by: Commissioner O'Neill

Seconded by: Commissioner Reppe

In favor: Commissioner LaShawn Burton-Faulk, Commissioner Justin Hunt, Commissioner Gerardo Interiano, Commissioner O'Neill, Commissioner Peter Quintanilla, Commissioner Bob Reppe, Commissioner Diamonte Walker

Abstained: None

Opposed: None

Recused: None

CARRIED

3. **BDA-2026-01814** – 510 W Station Square Dr, Riverhounds Sign PLDP Amendment/FLDP, South Shore Neighborhood

Staff: Mr Paul Cancilla - Recommended motion – first recommended motion is that the Planning Commission of the city of Pittsburgh approve the amended PLDP under DCP- MPZC-2026-000098 filed by Belinda Koast on behalf of Shallenberger Properties, LLC, for the amendment specifically to Section B.2 of Exhibit E2 for the signage guidelines updates to the SP4 district. And, the second motion is that the Planning Commission of the city of Pittsburgh approve the FLDP filed under BDA-2026-01814 based on

the application filed by Belinda Koast on behalf of Shallenberger Properties, LLC, with the condition that the final construction plans, site plans, and elevations be reviewed and approved by the zoning administrator prior to the issuance of the final Record of Zoning Approval (3:03:14).

Applicant: Belinda Koast, Dan , City Neon – presentation (3:10:56).

Public Comments: None

Commissioner Comment: Question/comment from Commissioner Reppe and the applicant (3:17:31)

Motion: to approve both motions

Moved by: Commissioner Reppe

To approve Motion 1, the amended PLDP MPZC-2026-0098 filed by Belinda Koast on behalf of the Shallenberger Properties LLC

Seconded by: Commissioner Walker

In favor: Commissioner LaShawn Burton-Faulk, Commissioner Justin Hunt, Commissioner Gerardo Interiano, Commissioner O'Neill, Commissioner Peter Quintanilla, Commissioner Bob Reppe, Commissioner Diamonte Walker

Abstained: None

Opposed: None

Recused: None

CARRIED

To approved motion 2, to approve the final land development the FLDP for BDA-2026-01814 based on the application filed by Belinda Koast and with the condition that the final construction plans, including site plans and elevations, be reviewed and approved by the zoning administrator prior to issuing the final Record of Zoning Approval

Seconded by: Commissioner Quintanilla

In favor: Commissioner LaShawn Burton-Faulk, Commissioner Justin Hunt, Commissioner Gerardo Interiano, Commissioner O'Neill, Commissioner Peter Quintanilla, Commissioner Bob Reppe, Commissioner Diamonte Walker

Abstained: None

Opposed: None

Recused: None

CARRIED

D. **Director's Report**

Ms Yvette Mongalo-Winston provided an update on the city comprehensive plan (3:30:38).

Adjournment The Planning Commission meeting was adjourned at 4:14 PM.

Disclaimer

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