



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of February 24, 2026

In Attendance

Chair Lashawn Burton-Faulk
Commissioner Dina Blackwell
Secretary Holly Dick

Commissioner Mel Ngami
Vice Chair Rachel O'Neill
Commissioner Peter Quintanilla
Commissioner Phillip Wu

Not Present

Commissioner Monica Ruiz

City Staff Present

Carolyn Ristau, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Senior Planning Mgr
Katherine Reed
Antara Tandon
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 2:00 pm by Chair Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: January 13, 2026

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Date: January 27, 2026

Motion: Approval

Moved by: Ms Dick

Seconded by: Ms O'Neill

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

BDA-2025-12382 – Banksville

- Doug Cerminara
- Rose Maria Cerminara
- Michelle Hickey Cerminara

C. Plan of Lots

1. **DCP-LOT-2026-00025** – 2544 Crispin Street, Major Lot Line Revision, _____
Staff: Mr Scheppke - Recommended motion – Preliminary approval with final review March 10, 2026 (11:35).
Public Comments: None.
Commissioners Comments: None.
Motion: Preliminary approval with final review March 10, 2026.
Moved by: Mr Wu
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Ngami, Ms O'Neill, Mr Quintanilla, Mr Wu.
Abstained: None
Opposed: None
Recused: None
CARRIED

2. **DCP-LOT-2026-00018** – Herron Ave, Major Consolidation, Polish Hill
Staff: Mr Scheppke – 34 parcels to 1 parcel - Recommended motion – Preliminary approval with final review March 10, 2026 (13:52).
Public Comments: None.
Commissioners Comments: None.
Motion: Preliminary approval with final review March 10, 2026.
Moved by: Mr Quintanilla
Seconded by: Ms Dick
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Ngami, Ms O'Neill, Mr Quintanilla, Mr Wu.
Abstained: None
Opposed: None
Recused: None
CARRIED

3. **DCP-LOT-2025-00309** – Penn Avenue Consolidation, Major Consolidation, East Liberty
Staff: Mr Scheppke – 4 parcels to 1 parcel - Recommended motion – Preliminary approve with final review March 10, 2026 (15:38).
Public Comments: None.
Commissioners Comments: None.
Motion: Preliminary approval with final review March 10, 2026.
Moved by: Mr Quintanilla
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Ngami, Ms O'Neill, Mr Quintanilla, Mr Wu.
Abstained: None
Opposed: None
Recused: None
CARRIED

D. Hearing and Action

1. **BDA-2025-12689** – 2037 Forbes Ave, New construction of three 3-story townhomes, Bluff Neighborhood
Staff: Mr Christian Johnson – site improvements and new construction of 3 townhomes - recommendation – Approve with conditions 1. DOMI shall review and approve prior to the final Record of Zoning Approval and 2. Final construction plans, including site plans and elevations, to be approved by ZA (17:18).
Applicant: Mr Kento Ohmori, Fukui Architects – presentation (19:36).
Public Comment: None.
Commissioners Comments: None.
Motion: Approve with two conditions as stated in the report.
Moved by: Mr Blackwell
Seconded by: Ms Dick
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Ms Ngami, Ms O'Neill, Mr Quintanilla, Mr Wu.
Abstained: None
Opposed: None
Recused: None

CARRIED

E. Director's Report

Dir Yvette Mangalo-Winston - Thanked departing commissioners for their service. Comments and updates about the comprehensive plan. Commissioner Blackwell - about her tenure of 12 years serving under Mayors Peduto and Gainey and thanks for the opportunity to serve the city. Mr Wu – comments as a former staff member in City Planning and on his two years collaborating with the commission and different projects in the city. Ms Dick – comments on her tenure of 11 years also serving under Mayors Peduto and Gainey, hopes to continue to the betterment of the city. Ms Ngami – commented “while I go I hope we still pay attention to the beauty of the projects that go on ... and it would be awesome to know there would be a champion out there to say we do not want to become a basic beige city”. Ms O’Neill – comments thanking the commissioners and their expertise has been invaluable. Ms Burton-Faulk – comments thanking commissioners for their dedication, service, and impact on her fellow commissioners and the city will live on (23:07).

F. Adjournment

The Planning Commission meeting was adjourned at 2:27 PM.

Disclaimer

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