



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 21, 2025

In Attendance

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

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

Not Present

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

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

Call to Order

Meeting called to order at 1:30 pm by Chair Burton-Faulk.

A. Approval of Planning Commission Minutes

Date: September 23, 2025

Motion: Approve

Moved by: Mr Quintanilla

Seconded by: Ms Dick

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

Date: October 7, 2025

Motion: Approve

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

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

- David Demko, Scenic Pittsburgh

C. Plan of Lots

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

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

Public Comments: None

Motion: Approve.

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

Recused: None

CARRIED

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

And

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

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

Public Comments: None

Motion: Approve Items 2 and 3

Moved by: Mr Wu

Seconded by: Mr Quintanilla

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

Abstained: Ms O'Neill

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action – Part I**

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

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

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

Public Comment: None

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

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: None

Recused: None

CARRIED

Hearing and Action – Part II @ 2:00 PM

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

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

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

Public Comment: None

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

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

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

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

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

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

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

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

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

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

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

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

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

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

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

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

E. Director's Report

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

F. Adjournment

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

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