



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of July 29, 2025

In Attendance

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

Commissioner Phillip Wu
Commissioner Steve Mazza
Commissioner Mel Ngami

Not Present

Commissioner Peter Quintanilla

Commissioner Monica Ruiz

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Principal Planner
Katherine Reed
Maryam Moradian-Mosleh
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 2:21 pm by Chair Burton-Faulk

A. Approval of Planning Commission Minutes

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

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

B. Correspondence

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

- Paul Larrie

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

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

C. Hearing and Action

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

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

Staff: Mr Fraker (1:05:59)

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

Public Comment: None

Commissioners Comments: None

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

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

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

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

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

Staff: Mr Fraker (1:15:19)

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

Public Comment: None

Commissioners Comments: None

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

Moved by: Ms Ngami

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

CARRIED

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

Staff: Mr Cancilla (1:47:45)

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

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

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

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

Moved by: Ms Dick

Seconded by: Mr Wu

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

Abstained: None

Opposed: None

Recused: None

CARRIED

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

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

Staff: Mr Cancilla (2:05:13)

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

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

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

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

Moved by: Mr Mazza

Seconded by: Ms Ngami

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

Abstained: None

Opposed: Ms Dick

Recused: Ms O'Neill

CARRIED

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

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

Vice Chair O'Neill chaired this hearing item.

Staff: Mr Fraker (2:47:38)

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

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

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

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

Moved by: Ms Ngami

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: Ms Burton Faulk

CARRIED

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

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

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

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

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

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

Moved by: Ms O'Neill

Seconded by: Ms Dick

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

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Director's Report

Comprehensive Plan update (3:56:08).

E. Adjournment

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

Disclaimer

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