

City of Pittsburgh
Planning Commission
Meeting Minutes

February 23, 2021 2:50pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

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

Jennifer Askey
 Rachel O'Neill
 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
 Daniel Scheppke
 Andrea Lavin-Kossis
 Kevin Kunak

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A. Approval of Minutes

On motion moved by Ms. Blackwell and seconded by Ms. Dick, the minutes of the February 9, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00422 Chatham University IMP

- Carol McGinty, Shadyside Action Coalition

DCP-MPZC-2020-01245 Larimer Zone Change Petition

- Julie Edwards, Urban Redevelopment Authority
- State Senator Lindsey Williams
- State Representative Ed Gainey

DCP-MPZC-2020-00080 Carlow Zone Change Petition and Master Plan

- David A Zubik, Bishop of Pittsburgh

DCP-ZDR-2020-09427 3500 Forbes Ave

- Family House letter
- Family House slides
- Oakland Business Improvement District (OBID)
- Jonathan Salmans

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

Hearing and Action

1. DCP-ZDR-2020-11318, 255 Atwood Street

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

Ms. Jody Schurman, principal at Lab & Designs, informed commissioners about project description and location map. Ms. Schurman presented site plan, elevation plans, contextual street view photos, explained proposed landscaping and screening, accessibility and structural design, and community process held.

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-2020-11318 was filed by Jody Schurman, on behalf of property owner KEHAYAS JOHN N, the property owner, with the following condition: 1. 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.

MOVED BY: Ms. Askey SECONDED BY: Ms. Mingo

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. Council Bill 2021-1085, Zoning Code Amendment

Ms. Andrea Lavin-Kossis made a presentation of proposed Zoning Code Text Amendment related to access for parking spaces for single-unit attached dwellings. Ms. Lavin-Kossis informed that Code Amendment will add parking standards to section 914.09, and explained benefits of this amendment.

The Chairwoman called for questions and comments from the Public.

Mr. Dave Breingan from Lawrenceville United supported the Amendment that will improve parking situation, also recommended actions to make additional steps for Code development related to parking in other districts.

Mr. John Axtell from Lawrenceville State holders supported the Amendment.

Mr. Sam Spearing from Bloomfield Development Corporation supported proposed Code Amendment.

Ms. Lauren Conley from Lawrenceville Corporation supported proposed Amendment and stated that more actions are required.

Ms. Ruby Velasco stated in support of proposal.

Ms. Alison K. from Public Transit stated that proposed Amendment is not a very good solution, suggested more actions for all Pittsburgh areas, especially that will reduce cost of new residences.

Mr. Bruce Chan from Bloomfield Development Corporation stated in support of proposal.

Ms. Wanda Wilson from Oakland Planning and Development Corporation supported the proposed Amendment.

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

Ms. O'Neill thanked for proposed information and asked for clarifications on some issues. She suggested to address more zoning districts as next steps, and offered help with further Code development.

Mr. Dash provided some clarifications for next complexed Zoning Code updates.

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

MOTION:

That the Planning Commission makes a positive recommendation to Council on of Council Bill 2021- 1085 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Burton-Faulk

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-09427, 3500 Forbes Avenue

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

Mr. Kevin McKeegan from Meyer Unkovic Scott made project introduction, and clarified about recent correspondence received regarding the subject case.

Mr. McKeegan underlined that there is a complete Zoning Code compliance for the subject case, and developers made some adjustments to eliminate concerns previously discussed.

Ms. Jessica Leo, director of Design and Development at CA Ventures, LLC explained changes made to the project.

Mr. Jay Silverman, project architect, presented project overview, location map, site plan, floor plans, and rooftop plan. In addition, he informed about parking proposed, bicycle plans, and storm water report. Mr. Silverman also explained elevation plans, renderings and exterior materials proposed to use.

The Chairwoman called for questions and comments from the Public.

Ms. Georgia Petropolis from Oakland Business Improvement District stated that correspondence was provided for PC attention with community project support and some concerns.

Ryan Wotus, attorney, presented opposition concerns. He informed that new structure would have a detrimental impact to the neighborhood; new building does not meet Zoning Code's section 922.10.E.2 requirements.

Opposition crew asks commissioners not to approve this application.

Mr. Eric Booth from Desmone Architect provided his opinion about negative impact of proposal and no compliance with Zoning Code specific sections.

Ms. Jennifer March from Family House explained services provided by their organization to patient guests. Ms. March stated that guests need comfortable environment while staying in the hotel, and new building is very massive and will create problems in a future.

Ms. Alison K. from Public Transit explained her concerns about parking garage, and proposed to construct more units with lower cost.

Mr. Connor Scanlon, resident, provided his opinion that a new structure will be in a violation with the Zoning Code, and does not have enough retail space proposed.

Ms. Wanda Wilson from Oakland Planning and Development Corporation had concerns regarding building design, esthetic, and affordable units. Ms. Wilson did not support this application.

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

Ms. Blackwell asked the applicants to describe communication with the community groups.

Ms. Mingo thanked the developers for moving proposed generator inside of the structure, and agreed that proposed building is too massive.

Ms. Mondor said that commissioners appreciate changes made to the project, proposed to think about rooftop deck addition and changes to reduce the height.

Mr. McKeegan summarized project points of discussions.

PC commissioners closed testimony and recommended developers to address issues for continuation on March 23, 2021.

D. Plan of Lots

4. DCP-LOT-2021-00055, 745 Union Place, Major Subdivision 2, Allegheny Center

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:

Union Place Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

5.DCP-LOT-2021-00130, 388 Fingal Street, Minor Consolidation, Duquesne Heights

Mr. Schepcke 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:

388 Fingal Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00137, Brightridge Street, Minor Subdivision, Perry South

Mr. Schepcke 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:

Brightridge Street Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received
by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00126, 5030 Castleman , Minor Consolidation, Shadyside
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:

5030 Castleman Street Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00204, 625 N Homewood, Minor Consolidation, Homewood 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:

625 N Homewood Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00205, Hermitage Street, Minor Consolidation, Homewood 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:

Hermitage Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

10.DCP-LOT-2021-00164, St Clair Place, Minor Subdivision, East Liberty

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:

St Clair Place Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

11.DCP-LOT-2021-00207, Concord Street, Minor Subdivision, 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:

Concord Street Subdivision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey
RECUSED:

OPPOSED:

MOTION CARRIED

12.DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield

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:

Lorigan Street, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 23, 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: Mingo, Dick, Burton-Faulk, Blackwell, Mondor, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Askey. The meeting adjourned at 5:15PM.

Approved by: Becky Mingo, Secretary

Disclaimer

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