



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of July 23, 2024

In Attendance

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

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

Not Present

Commissioner Mel Ngami

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 2:00 p.m. by Chair Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: June 25, 2024 minutes

Motion: Approval

Moved by: Ms Blackwell

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

CARRIED

Date: July 9, 2024 minutes

Motion: Approval

Moved by: Ms Dick

Seconded by: Mr Quintanilla

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

Abstained: None

Opposed: None

CARRIED

B. Correspondence

General Comments and Concerns

- John Seiffer
- Kathy McCurdy

Council Bill 2023-1698/1723 and DCP-MPZC-2023-00941/00979

- DeAnna Davis, Vice-Chair of the Larimer Consensus Group
- Philip Ameris, President-Business Manager of Pennsylvania Laborers' District Council
- K. Chase Patterson, Chairman of the Larimer Consensus Group
- Senator Jay Costa, Jr., 43rd District

- Maelene Meyers, East Liberty Development Corporation
- Melvin Walls

DCP-MPZC-2023-01692

- Brian Alderman & Katy Watkins
- Jason Davis
- Mellon's Orchard Neighborhood Association (23 signatories)
- Melvin Walls

C. Plan of Lots

None

D. Hearing & Action

1. BDA-2024-00234 – 225 North Shore Drive Install High Wall Signage, *North Shore*

Staff: Paul Cancilla

Applicant: Stephen Zelahy, Advance Sign, presentation

Public Comment: None.

Commissioners Comments: Ms O'Neill, Ms Blackwell, Chair Burton-Faulk, Ms Ruiz, Mr Mazza

Staff Comments: Mr Layman, Paul Cancilla

Motion: Postpone until such time information can be gained and it is appropriate to bring it up to the Planning Commission again.

Moved by: Ms Dick

Seconded by: Ms Blackwell

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

Abstained: None

Opposed: None

Recused: None

CARRIED

2. Council Bill 2023-1698 and 1723 and DCP MPZC-2023-00941 and 00979 Zoning Code Text/Map Amendment and Preliminary Land Development Plan for the Expansion of Bakery Square Specially Planned District 9, *East Liberty and Larimer*

Staff: Kate Rakus

Applicant: Rev Ricky Burgess

Applicant Team: Todd Reidbord, John Kamin, Abbie Mountain

Public Comment: DeAnna Davis - in support, Dr Daryl Cannedy – in support, Chris Beam – in support, Sarah Providence - questions, Vlad Kaplan – in support, Amy Zaiss – in support, Robert Rubinstein – in support, Cn Khari Mosley – favorable comments.

Commissioners Comments: Ms Blackwell, Ms Ruiz, Mr Quintanilla, Ms O'Neill, Mr Wu, Mr Mazza

Additional support letters read in for the record from Larimer Consensus Group, the Village Collaborative, the East Liberty Chamber of Commerce, Senator Jay Costa, Ralph Horgan, Carnegie Mellon University, and from the East Liberty Development, Inc.

Staff Comments: Kate Rakus, Mr Layman

Motion: To hold the applications until the next meeting to refine the conditions.

Moved by: Ms O'Neill

Seconded by: Ms Blackwell

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

Abstained: Mr Mazza

Opposed: None

Recused: None

CARRIED

3. DCP-MPZC-2024-00399 - Amendment to the Preliminary Land Development Plan for Specially Planned District 10 (Hazelwood Green) to permit Type E Development and other miscellaneous amendments, *Hazelwood*

Staff: Paul Cancilla

Applicant: Tishman Spire, John Kamin, Austin Gelbard

Public Comment: None.

Commissioners Comments: None.

Motion: Approve.

Moved by: Ms Dick
Seconded by: Mr Mazza
In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Mr Quintanilla, Ms Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: Ms O'Neill
CARRIED

4. **DCP-MPZC-2023-01692** - Zoning Map Amendment to rezone certain parcels along N. Negley Avenue bound by Rural Street and Rippey Street from RM-M (Multi-Unit Residential, Moderate Density) and R2-M (Two-Unit Residential, Moderate Density) to RM-VH (Multi-Unit Residential, Very High Density), *East Liberty*

Staff: Paul Cancilla

Applicant: AE7, Robert Max Junker, Eric Jester, Craig Riegelnegg

Public Comment: Alneda Richardson – in support, Randall Taylor – in support, Brenda Love – in support, Daniel Green – in support, BJ Samson – in support w/concerns, Diana Haidar – not in support, Leslie Thyberg – not in support, Richard Gardner – not in support, Kristen Garbarino – not in support, James Endress – no in support, Christopher Beam – in support, Joy Guillot – in support/but not spot zoning, Françoise Guillot – not in support, Meredith Knight – in support, Emily Nagin – not in support, Christopher Marx – in support w/caveats, Bea Thomas – in support w/concerns.

Commissioners Comments: Ms Blackwell – concerns, Ms Dick – question, Ms Ruiz – comments, Mr Wu – comments, Mr Quintanilla – comments.

Letter of correspondence submitted the day of the meeting from Richard Schwarz of the Bluefield Garfield Corporation entered for the record.

Motion: Approve.

Moved by: Ms Dick

Seconded by: Ms Ruiz

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

Abstained: None

Opposed: None

Recused: None

5. **Council Bill 2024-0525 and DCP-MPZC-2024-00482** - Zoning Map Amendment referred to the Planning Commission by City Council to rezone certain parcels generally bound by Hamilton Avenue, Dunfermline Street, Tioga Street, Cinibar Way and Zenith Way from R1A-VH (Single-Unit Attached Residential, Very High Density) to LNC (Local Neighborhood Commercial), *Homewood South*

Staff: Paul Cancilla

Applicant: Cn Mosley, Rebecca Mizikar

Public Comment: None.

Commissioners Comments: Mr Quintanilla – question.

Motion: Approve.

Moved by: Mr Quintanilla

Seconded by: Mr Mazza

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

Abstained: None

Opposed: None

Recused: None

E. Director's Report

None

F. Adjournment

The Planning Commission meeting was adjourned at 6:47 p.m.

Disclaimer

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