

CITY PLANNING COMMISSION

Minutes of the Meeting of April 23, 2019
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Askey, Burton-Faulk, Deitrick, Dick,
Mingo, O'Neill

PRESENT OF THE STAFF: Gastil, Layman, Rakus, Kramer, Miller,
Dash, McCray

AGENDA ITEMS COVERED IN THESE MINUTES

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Ms. Mondor chaired today's meeting and called the meeting to order.

A. ACTION ON THE MINUTES

No minutes were available.

B. CORRESPONDENCE (See **Attachment A for staff reports.)**

Ms. Mondor stated that the Commission was in receipt of the following correspondence:

- 5 letters regarding IPOD6 in favor of the proposal
- Letter from Reed Smith regarding 5803 Centre Avenue
- Letters from the fair Housing Partnership regarding Fair Housing month events and new staff.

- She also included in the correspondence the listing of the inclusionary zoning response forms—on April 9th they were in receipt of 106 in favor and 142 against, on April 17th they were in receipt of 54 in favor and 50 against, and on April 23rd they were in receipt of 25 in favor and 3 against.

C. DEVELOPMENT REVIEWS (See **Attachment C** for staff reports.)

1. Hearing and Action: Inclusionary Housing Interim Planning Overlay District (IPOD-6) CB 2019-1415.

Mr. Gastil introduces the item to be presented by Mr. Andrew Dash and Mr. Andrew McCray. He thanks the members of the public present and states that the Commission will be taking public testimony. He invites the sponsor of the initiative, Councilwoman Deborah Gross, to speak.

Ms. Gross gives some history of the initiative and the issues faced by the neighborhood of Lawrenceville that necessitated it.

Mr. Dash and Mr. McCray made a presentation in accord with the attached staff report and recommended approval of the proposal.

The Chairwoman called for comments from the Public.

Ms. Helen Gerhardt representing Just Harvest she expresses their support for the proposal.

Ms. Nancy Gifford spoke in support of the proposal.

Ms. Rebecca spoke in support of the proposal.

Ms. Gail Schwartz representing the Housing Alliance; she expresses their support for the proposal.

Mr. Brian Schreiber spoke in support of the idea but expressed some reservations on the proposal.

Ms. Joanna Deming executive director of Fineview and Perry Hilltop Citizens council and expresses their support for the proposal.

Mr. Jesse Perkins spoke in support of the proposal.

Ms. Rhonda Gaithers spoke is in support of the proposal.

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Ms. Celeste Scott of Pittsburgh United; expresses their support for the proposal.

Ms. Ronelle Guy spoke in support of the proposal although she states it does not go far enough.

Mr. Bob Danewood representing Regional Housing Legal Services; expresses their support for the proposal.

Mr. Mark Masterson spoke in support for the proposal.

Ms. Beth Reiners representing Lawrenceville Stakeholders; expresses their support for the project as well as her own.

Mr. Kyle Webster representing Action Housing; expresses their support for the proposal as well as his own.

Ms. Caroline Brickman spoke in support of the proposal.

State Representative Sara Innamorato expressed support personally and in her professional capacity for the proposal.

Mr. Dave Bringan of Lawrenceville United expresses their support for the proposal.

Ms. Laurie Bonnet spoke in support of the proposal.

Mr. Dan Cubus spoke in support of the proposal.

Ms. Holly Koenig spoke in support of the proposal.

Ms. Nicki Penberg spoke in support of the proposal although she states it does not go far enough.

Mr. Brandon Mendoza Executive Director of NAIOP stated that they are undecided on the proposal and speaks about the reasons.

Ms. Jackie Smith representing Human Rights City Alliance; provided documents on the right to housing and expresses their support for the proposal.

Ms. Hayley Ranck stated that she is in support of the proposal although she believes it should be implemented citywide.

Mr. Don Kaylor spoke in support of the proposal.

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Ms. Rebecca Altes spoke in support of the proposal.

Ms. Dawn Plumber with the Food Policy Council expressed her personal and professional support for the proposal.

Ms. Jenna Date expressed her support for the proposal.

Ms. Christina Howe representing Bloomfield expressed their support for the proposal.

Ms. Marlene Benes spoke in support of the proposal.

Mr. Chris Sandvig representing PCRG; expressed their support of the proposal as well as his personal support.

Ms. Lauren DeDomenic a resident and hospital coordinator for the Northside Leadership Conference. She expresses her support for the proposal.

Mr. Matthew Galluzzo representing Lawrenceville Corporation addressed some concerns brought up during the briefing and expresses their support for the proposal.

Ms. Carol Hardiman representing the Hill District Consensus Group she expresses her support for the proposal.

Mr. Daryl Kinsel representing Lawrenceville United; he speaks about their process with the initiative and expresses support for the proposal.

Mr. Brian McGee representing PUMP expressed their support of the proposal.

Mr. Corey Ricci of Lawrenceville United and he expresses his support for the proposal.

Mr. Jarrett Crawl representing the Oakland Planning and Development Corporation expressed their support for the proposal.

Mr. Chuck Urby stated he is against the proposal.

Mr. Ed Nusser representing City of Bridges Land Trust expressed their support of the proposal.

Mr. Swain Uber spoke for Ms. Judy who was not able to stay. He expressed her support for the proposal.

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Ms. Danielle Graham-Robinson spoke in support of the proposal personally and professionally.

Ms. Alethea Sims with the COR of East Liberty spoke in support of the proposal.

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

Ms. O'Neill thanks everyone for their comments and discloses that although she lives in Lawrenceville it will not influence her involvement in the discussion and vote. She asks Mr. Dash for clarification of a few points of the proposal.

Mr. Dash speaks to her questions.

The Commission discusses the proposal.

Ms. O'Neill reads the proposed conditions of approval and recommends an additional condition of a cap of five years.

Mr. Layman steps to the podium and advises on the inclusion of the amendments for Council to consider.

The Commission discusses the matter.

Ms. Dietrick thanks the Planning Department for addressing questions and concerns from the briefing. She states that it is a pilot and there will be a lot of learning through the process. She speaks about the great amount of work that has been done by people and organizations and what can happen from here.

Ms. Burton-Faulk echoes Ms. Dietrick's comments and thanks everyone involved.

Ms. Dick states her appreciation of everything that was shared.

Ms. Mondor reflects on the progress that has been made and the steps the Commission and Planning staff need to think about at this point as the 18 month period will go by quickly.

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

MOTION: That the Planning Commission of the City of Pittsburgh recommends approval to City Council of Zone Change Petition No. 785, to

D. PLAN OF LOTS (See Attachment D.)

2. Woods House Consolidation Plan, 4604 Monongahela Street, 15th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That Woods House Consolidation Plan, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 23, 2019, be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Dietrick; SECONDED BY Dick.

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

OPPOSED: None **CARRIED**

3. 113 Capital LLC Consolidation Plan, 5878-80 Ellsworth Avenue, 7th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the 113 Capital LLC Consolidation Plan, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 23, 2019, be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Askey; SECONDED BY Mingo.

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

OPPOSED: None **CARRIED**

4. Lehrman Consolidation Plan, 2190 Lynnbrook Ave, 32nd Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Lehrman Consolidation Plan, 32nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 23, 2019, be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Dietrick; SECONDED BY Burton-Faulk.

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

OPPOSED: None **CARRIED**

5. Mellon's Orchard Plan of Lots, North Euclid at Station Street (83-P-60), 11th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Mellon's Orchard Plan of Lots, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 23, 2019, be preliminarily approved and scheduled for final review on May 7, 2019.

MOVED BY Dick; SECONDED BY Askey.

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

OPPOSED: None

ABSTAIN: O'Neill **CARRIED**

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E. DIRECTOR'S REPORT:

Mr. Gastil gives an update on the Homewood community planning process.

ADJOURNMENT: 5:00 p.m.

APPROVED BY: Becky Mingo
SECRETARY

Attachments

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