

City of Pittsburgh

Planning Commission

Meeting Minutes

June 30, 2020 3:15am Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Sabina Deitrick
Dina (Free) Blackwell
Fred Brown
Holly Dick
Rachel O'Neill
Jennifer Askey

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Acting Director City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Jack Miller
Kathleen Oldrey
Daniel Scheppke
Andrea Lavin

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A. Approval of Minutes

On motion duly moved by Ms. Mingo and seconded by Mr. Blackwell, the minutes of the June 16, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

2020-0198 Zoning Code Text Amendment on Parking Requirements

Laurie Butler
Nan Alexander Dowiak
Anne Davis
Mary Barenfeld
Matthew Erb
Richard Northway
Dave Breingan, Lawrenceville United

First and Market Demos

Aaron Jones
Lizabeth Gray
Cody Dalton
Michael Cevarr & Kirk Fordham
Amanda Schaffer
Mike Albrethsen
Lynn Rubenson
Ken Nadeau
Joel Zupancic
Tim Tomon
Megan Hinds
Gary Atcheson
Adriana Jurisic
Anthony Ascioffa
Cassia Priebe
Julie Ascioffa
Steve Chiang
Alyssa Snyder
Frederick B. Goldsmith

Diana Dugina
Bobby Mushinsky
Mindy Gulden Crawford, Preservation Pennsylvania
Preservation Pittsburgh
DCP-LOT-2020-00078 Boulevard and Market
Daniel W. Kunz
West Jefferson Townhomes case ZDR- 2019-01147

- Comment Form from Jesse Twards
-

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

1. Hearing and Action: 2020-0198 Zoning Code Text Amendment on Parking Analysis.

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

Mr. Bruce Chan from Bloomfield Developing Corporation supported the Code amendment; it will help to eliminate curb cuts for dwelling units.

Mr. Dave Breingan from Lawrenceville United supported Mr. Chan statements. He also added that Code amendment will help with street trees planting, and will improve damage done by installing integral garages per each residential home.

Ms. Jenna Date, resident, stated that a Code requirement to have onsite parking makes home market prices go very high. She supported the amendment but suggested to have additional Code changes for better parking resolution.

Mr. Eric Boerer, resident, supported the amendment and asked for more changes.

Mr. Mike Clark, Vice president, made a statement that integral parking deactivates house first floor, he suggested to remain existing garages and supported the idea of sending proposed amendment for additional review and changes.

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

Ms. Mingo asked how request for Code amendment came to Planning Department.

Mr. Layman suggested to approve a motion for the proposed amendment and to recommend starting another process for a new advanced Code amendment to combine with the first one.

Ms. Mingo proposed to approve this amendment and recommend starting a new amendment.

Ms. O'Neil thanked staff for a good job and suggested PC to originate another Code amendment.

Mr. Dash clarified that proposed Code amendment recommendation came from Council and Major offices.

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

MOTION:

That the Planning Commission recommends to City Council approval of Council Bill 2020-0198 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

That the Planning Commission recommends that City Planning staff and City Council undertake fact-finding around the City-wide elimination of or limitation on the placement of curb cuts and draft legislation based on those findings.

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Blackwell, Dick, Deitrick, Ashley

OPPOSED: Brown

MOTION CARRIED

2. Hearing and Action: 18-PDP-00050 Market Street Parcel 1-G-106 Demolition and 18-PDP-00049 104 Market Street Parcels 1-G-107, 1-G-109 Demolition

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

Clifford Levine from Dentons Cohen & Grigsby PC stated that subject buildings are not structural and economical valuable. He added that buildings are not on local Historic Preservation list, and Federal Designation is different from local, presentations will follow.

Michael Troiani, building's owner, asked commissioner to vote for supporting a motion to allow those old buildings demolition.

He said that the applicant has recommendation to support demolitions from historic specialist and structural engineers.

Mr. Troiani presented a history of family steps to develop buildings area through decades. In addition, he explained family efforts to investigate different opportunities to develop and provide restoration of old structures.

Buildings are in poor conditions and no rehabilitation is reasonable.

Mr. Levine added that the applicant has letters to support the demolitions from City Council.

The condition of support is that no surface parking will be proposed with future developments.

Mr. Ken Doyno, project architect, described project goals, location of subject buildings in Golden Triangle area. He made a review of current buildings conditions and materials.

Mr. Doyno made a presentation of proposed options of developing lots after demolition, ideas of design, and proposed new buildings height.

There is an application to consolidate lots. Developing crew also investigates the option of façade restoration. Mr. Doyno explained the community process and market analysis done.

Mr. John Jackson presented the Cushman report and explained current residential and commercial leasing situations for this Downtown area. In addition, he presented his economic analysis for buildings rehabilitation or new developments.

Ms. Trish Morris, former restaurant owner, made a statement regarding her vision of location rehabilitation and a history of restaurant business.

Mr. Chuck Corney, structural engineer, presented his analysis of buildings and materials current conditions.

His opinion is that buildings rehabilitation is not safe and not feasible.

Mr. Marty Marra, resident and a President of construction company, said that he is very experienced in buildings renovations. He saw subject buildings 17 years ago and found them not safe.

Ms. Lee Riccetti from Heritage Consulting Group presented her analysis for Historical preservation of structures and Assessment analysis.

Mr. John Valentine, resident, supported demolition.

At this time, Commissioners decided to put hearing on hold and proceed in two weeks.

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Burton-Faulk, Blackwell, Deitrick, Ashley, O'Neil

OPPOSED: Brown

D. Plan of Lots (See Attachment D)

4. DCP-LOT-2020-00205, 2900 Noblestown Road Subdivision, East Carnegie
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:

2900 NOBLESTOWN ROAD Subdivision, 28TH Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, 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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

5. DCP-LOT-2020-00142, 130 Rogers Subdivision, New Homestead

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:

130 ROGERS COURT, 31ST WARD, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, 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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

6. DCP-LOT-2020-00236, 7535 Penn Avenue Consolidation, Point Breeze 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:

7535 Penn Avenue Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, 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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

8. DCP-LOT-2020-00515, Mary and Martha Rose Lot Consolidation, Larimer

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:

MARY AND MARTHA ROSE LOT CONSOLIDATION, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

9. DCP-LOT-2020-00341, 3342 5th Avenue Consolidation, South Oakland

Mr. Schepke 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:

3342 5th Avenue, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

10. DCP-LOT-2020-00409, 2926 Smallman Street Lot Line Revision, Strip District

Mr. Schepke 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:

2908 Smallman Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

11. DCP-LOT-2020-00505, 45th Street Subdivision, Central Lawrenceville

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:

45th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

12. DCP-LOT-2020-00417, 1712 Waterfront Place Subdivision, Strip District

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:

1712 Waterfront Place Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

13. DCP-LOT-2020-00479, 327 N Negley Avenue Major Consolidation, Garfield

Mr. Scheppeke 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:

327 N Negley Consolidation, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 14, 2020.**

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

14. DCP-LOT-2020-00245, 1212 Madison Avenue, East Allegheny

Mr. Scheppeke 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:

1212 Madison Avenue Consolidation Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, 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. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

At this time, Commissioners suggested to put on hold items 7 and 13 to allow public to provide statements at the next PC hearing.

E. Director's Report

No report.

D. Adjournment

Motion to adjourn made by Ms. Blackwell, and seconded by Ms. O'Neil. The Meeting adjourned at 7:25pm.

Approved by: Becky Mingo, Secretary

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Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.
