

**City of Pittsburgh**  
**Planning Commission**  
**Meeting Minutes**

*July 27, 2021 2:00pm, Meeting called to order by Chairwoman Christine Mondor*

In Attendance

Chairwoman Christine Mondor  
 Vice Chairwoman LaShawn Burton-Faulk

Jennifer Askey  
 Sabina Deitrick  
 Dina (Free) Blackwell  
 Holly Dick  
 Rachel O-Neill

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  
 Kevin Kunak  
 Daniel Schepcke

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A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

**Stormwater Legislation**

- Robert and Christine Metil

DCP-ZDR-2019-00563 3112 Smallman Street

- Geoffrey Clauss

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

Hearing and Action

1. DCP-ZDR-2021-04751, 4339 Lytle Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Donald Johnson from RIDC presented location map, phases of site development, context photos, and renderings, perspective views, and elevation drawings for subject phase C. Mr. Johnson explained landscaping features details, bicycle parking configuration, rooftop equipment plans, storm water plan summary, and public art plan.

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

Ms. Dick asked the applicant if there are any tenants booked for the subject structure. There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

**MOTION:**

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-04751 based on the application filed by Donald Johnson on behalf of RIDC SOUTHWESTERN PA GROWTH FUND, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval

MOVED BY: Ms. Askey      SECONDED BY: Ms. Dick

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

RECUSED: Mondor

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2021-05546, 100 Tech Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Bob Reppe from CMU explained site context, current building conditions, site principles, proposed building design and views.

Mr. Kent Suhrbier, project architect, informed PC about elevation plans, proposed materials palette, and floor plans.

Mr. Reppe explained site components, landscaping plans, site plan, and tree survey.

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

There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

**MOTION:**

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-05546 based on the application filed by CARNEGIE MELLON UNIVERSITY, the property owners, with the following conditions:

1. The final construction plans, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.
3. The Transportation Memo shall be approved by DOMI prior to issuing the Record of Zoning Approval.
4. The Landscape Plan for tree replacement shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. O'Neill      SECONDED BY: Ms. Dick

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

RECUSED: Mondor

ABSTAINED:

OPPOSED

3. DCP-ZDR-2019-00563, 3112 Smallman Street

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Robert Lampl made site overview for new construction of multi-unit residential building.

Mr. Karl Smelzer, architect, informed commissioners about building roots, design renderings, site context diagram, presented new drawings, floor and elevation plans.

Mr. Drew Harbaugh, architect, added information regarding landscaping plans, plant materials, and storm water management plan.

Mr. Robert Gatz from Trans Associates presented details for a loading access diagram and bike parking.

Ms. Mondor asked for questions and comments from the Public.

Mr. Rob Indovina, area resident, had concerns about future access on Mulberry Way and

traffic study for narrow subject street.

Chairwoman called for questions and comment from the commissioners.

Ms. Dick asked for clarification on the proposed parking slots reduction in the parking garage. Ms. O'Neill asked for height plan clarifications related to the surrounding properties and meeting the Zoning Code chapter requirement.

Ms. Mondor stated her vision about long term planning in a Strip District and consolidation small existing lots in larger lots.

There being no more 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-2019-00563 based on the application filed by George Mongell on behalf of 3112 SMALLMAN LLC, property owners, with the following conditions:

1. The final construction documents, including site plans, landscape plan, floor plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The TIS shall be approved by DOMI prior to issuing the Record of Zoning Approval; and
3. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
4. The Zoning Administrator shall review and approve the necessary four (4) Performance Points required to receive the dimensional building height variance of one hundred (100) feet prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. Deitrick      SECONDED BY: Ms. Blackwell

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

RECUSED:

ABSTAINED: O'Neill

OPPOSED:

**MOTION CARRIED**

**4. DCP-ZDR-2021-06286, 3401 Bates Street**

Mr. Kunak made presentation in accordance with attached staff report.

Mr. Jonathan Kamin from Goldberg Kamin & Garvin LLP made project overview, explained history of sites, existing buildings conditions, and presented demolition and stabilization plans.

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 application for demolition in a Public Realm District, case number DCP-ZDR-2021-06286, filed by Ryan Wotus on behalf of OAKLAND GATEWAY VENTURES LP, the property owners, for the demolition of 12 townhomes with the following conditions:

1. The final demolition plans, including interim site and landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms. Askey      SECONDED BY: Ms. Burton-Faulk

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

RECUSED: O'Neill

ABSTAINED:

OPPOSED:

MOTION CARRIED

5. Continued Hearing and Action  
DCP-MPZC-2019-00584, 616 N Highland Avenue

Ms. Rakus informed commissioners about updates made for the original application.

Mr. Dengen, architect, presented PC details of project updates made since the previous hearing, building setback changes, and entrance recessed at E liberty side.

Ms. Mondor suggested adding a condition to the originally proposed Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of the Intuitional Master Plan DCP-MPZC-2019-00584 dated May 24, 2021 with the following conditions:

1. Applicant shall supplement the Urban Design Guideline section of the IMP to add language for the mixed-use building at the corner of East Liberty Boulevard and North Sheridan Avenue where the architectural design recognizes and responds to the gateway nature of this corner and be respectful of the residential structures across North Sheridan Avenue.
2. IMP document shall be amended to prohibit structured parking along North Sheridan Avenue
3. Applicant return to Planning Commission for a Project Development Plan for the building at the corner of East Liberty Boulevard and North Sheridan

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

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

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

## 6. DCP-LOT-2021-00226, Cliff Street, Minor Consolidation, Crawford Roberts

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:

Cliff Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

## 7. DCP-LOT-2021-00825 ,Dornbush Street, Minor Consolidation, East Hills

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:

Dornbush Street Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

## 8. DCP-LOT-2021-01056, Garfield Highlands 1, Minor Consolidation, Garfield

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:

Garfield Highlands 1 Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-01057, Garfield Highlands 2, Minor Subdivision, Garfield

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:

Garfield Highlands 2, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill

RECUSED:

ABSTAINED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-01055, Garfield Highlands 3, Minor Consolidation, Garfield

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:

Garfield Highlands 3 Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill  
 RECUSED:  
 ABSTAINED:  
 OPPOSED:  
 MOTION CARRIED

11. DCP-LOT-2021-01048, Brown Way, Minor Subdivision, Garfield

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:

Rosetta Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 27, 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: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, Mondor, O'Neill  
 RECUSED:  
 ABSTAINED:  
 OPPOSED:  
 MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. O'Neill. The meeting adjourned at 4:21pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. The Minutes are the ONLY official record. 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.