

## CITY PLANNING COMMISSION

Minutes of the Meeting of November 29, 2011  
Beginning at 2:00 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Wrenna Watson,  
Reidbord, Burkley, Thomas, Myers,  
Valentine, Costello

**PRESENT OF THE STAFF:** Ismail, Tymoczko, Layman, Hanna, Rakus

### ***AGENDA ITEMS COVERED IN THESE MINUTES***

<b><i>Item</i></b>	<b><i>Page No.</i></b>
1. Morningside Church of God Consolidation Plan of Lots (Dearborn Street and S. Pacific Avenue), 10 <sup>th</sup> Ward	2
2. Caruso Subdivision Plan of Lots (Frank Street and Melbourne Street), 15 <sup>th</sup> Ward	2
3. Coukos Consolidation Plan of Lots (NE of Gladstone Street), 15 <sup>th</sup> Ward	3
4. Jonah Fite Subdivision Plan of Lots (Merriman Way and S. 21 <sup>st</sup> ), 16 <sup>th</sup> Ward	3
5. Viglione Consolidation Plan of Lots (Southerly of Copperfield Avenue), 29 <sup>th</sup> Ward	4
6. Hearing and Action: Project Development Plan #11-66, 106 Isabella Street, high wall sign	5

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

#### **A. ACTION ON THE MINUTES**

On a motion duly moved by Mr. Thomas and seconded by, the minutes of the November 15, 2011 Commission meeting were approved.

#### **B. CORRESPONDENCE**

Ms. Watson stated that the Commission had received no correspondence.



OPPOSED: None **CARRIED**

3. Coukos Consolidation Plan of Lots (Gladstone Street), 15<sup>th</sup> Ward

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

**MOTION:** That the Coukos Consolidation Plan of Lots, 15<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Harry S. Coukos by Allegheny Land Surveying dated October 25, 2011 and received by the Planning Commission November 29, 2011 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Mr. Costello; SECONDED BY Mr. Reidbord.

IN FAVOR: Watson, Reidbord, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None **CARRIED**

4. Jonah Fite Subdivision Plan of Lots (Merriman Way and South Twenty-First Street), 16<sup>th</sup> Ward

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

**MOTION:** That the Jonah Fite Subdivision Plan of Lots, 16<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Norman E. McHolme, Trustee of the Jonah Fite Trust, by James R. Deglau, dated November 5, 2011 and received by the Planning Commission November 29, 2011 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Mr. Reidbord; SECONDED BY Mr. Thomas.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None **CARRIED**



**D. DEVELOPMENT REVIEWS** (See **Attachment B** for staff reports.)4. For Hearing and Action: Project Development Plan #11-66, 106 Isabella Street, High Wall Sign

Ms. Tymoczko made a presentation in accord with the attached staff report and illustrations included in Attachment C. Ms. Tymoczko said this is a project development plan application for a new high wall sign in the riverfront district and they require approval by the Planning Commission. Ms. Tymoczko said that Burns White is the building's primary tenant. The sign package did go through the sign review process. Ms. Tymoczko turned the presentation over to the applicant.

Jody Bunting from Bunting Graphics presented the project with a Power point presentation. Mr. Bunting said they have determined that a six foot letter works better for the client and visibility. The project was reviewed by the Design Review process. Mr. Bunting said they are only putting the lettering on the city side of the building. They did a series of studies on the size of the lettering and decided upon the six foot for their clients needs and it fits architecturally very well on the building.

The Chairwoman called for questions from the public and then from the Commission.

Mr. Thomas asked if they had decided which orientation, centered or right justified. Mr. Bunting replied right justified. Mr. Thomas asked any reason for the decision and Mr. Bunting said they felt it would give it the most visual impact from the Seventh Street Bridge.

There being no further questions, the Chairwoman called for the motion. Ms. Tymoczko amended the proposed motion by staff to one sign on the south facade.

**MOTION:** That the Planning Commission of the City of Pittsburgh approves Project Development Plan #11-66, for approval of the erection of one new high wall building identification sign on the south or Isabella Street facade of the existing five-story building located at 106 Isabella Street, and based on the application and drawings filed by Bunting Graphics, on behalf of Burns White, LLC, property owner.

MOVED BY Mr. Reidbord;

SECONDED BY Mr. Burkley.

IN FAVOR: Watson, Reidbord, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

**CARRIED**

**D. DIRECTOR'S REPORT**

None.

**E. ADJOURNMENT:**

2:20 p.m.

APPROVED BY:

Kirk Burkley  
SECRETARY

Attachments

**DISCLAIMER:** The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Kirk Burkley. 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.