

**CITY PLANNING COMMISSION**

Minutes of the Meeting of April 3, 2012  
 Beginning at 2:15 p.m.

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

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

---



---

**AGENDA ITEMS COVERED IN THESE MINUTES**

<i>Item</i>	<i>Page No.</i>
1. Gokul Plan of Lots (Banksville Road and Banksville Avenue), 20 <sup>th</sup> Ward	2
2. Locomotive Lofts Consolidation Plan of Lots (Harrison Street and 49 <sup>th</sup> Street), 9 <sup>th</sup> Ward	2
3. Harkins Subdivision Plan of Lots (S. 13 <sup>th</sup> Street and Sarah Street), 17 <sup>th</sup> Ward	3
4. Zimmer Consolidation Plan of Lots (Westwood W. of Larkfield Way), 19 <sup>th</sup> Ward	3
5. Sweetbriar Townhome Plan ReSubdivision of units 9 through 22 (Wyola and Lupton), 19 <sup>th</sup> Ward	4
6. Neville and Wallingford Street Townhome Subdivision Plan of Lots (Neville and Wallingford), 7 <sup>th</sup> Ward	4
7. McDonald's Brownsville Road Consolidation Plan of Lots (Brownsville Road and Suncrest), 30 <sup>th</sup> Ward	5
8. PDP #12-20, 933 Penn Avenue, exterior renovations	6
9. Clarification, Riverhounds motion from 3/27/12 meeting	7

Ms. Watson 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. Watson stated that the Commission was in receipt of no correspondence.









**D. DEVELOPMENT REVIEWS** (See **Attachment B** for staff reports.)

4. For Hearing and Action: Project Development Plan #12-20, 933 Penn Avenue, exterior renovations

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus said this project skipped the briefing process, it is a relatively minor project and given the fact that there would be a late of month before they would be able to come back staff decided to place it on the agenda for hearing and action. This is just an HVAC unit and equipment with a cooling tower on the roof of the building. The building is in the historic district and it has been reviewed and approved by the Historic Preservation Planner since it is not visible from the street. Ms. Rakus turned the presentation over to the applicant.

David Alessi, architect, and stated that Kaplan is relocating to this address from 10 Wood Street. Mr. Alessi said this move is to modernize their facilities. Mr. Alessi provided a Power Point picture of how the other cooling towers have been placed along this area.

Ms. Rakus recommended approval of the proposal.

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

Mr. Valentine asked if the height drawing was based on scale and Mr. Alessi said yes. Ms. Watson asked if the convention center was in the rear of the building and Mr. Alessi said yes and Ms. Watson asked if this would be visible to people in the convention center. Mr. Alessi said possibly from the elevators but no more that the other buildings along this area. Mr. Alessi showed photographs from French Street and said that the towers should not be visible unless you were very close.

Ms. Myers asked if this will be in addition to what is already on the roof and Mr. Alessi said the existing roof is largely empty at this time except for a few condensing units, the penthouse, and the elevator. The new unit is new equipment. Ms. Watson asked if it is shielded and Mr. Alessi said that is the unit itself. It will resemble the ones on the neighboring buildings; it will be a sheet metal box with intake louvers.

Ms. Watson said that since she has been on the Planning Commission she has wondered when we will start to be concerned with the rooftops of buildings but we haven't gotten to that point as yet.

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

**MOTION:** That the Planning Commission of the City of Pittsburgh approves Project Development Plan #12-20 for approval of the proposed exterior HVAC work at 933 Penn Avenue and based on the application and drawings filed by Lugaila Mechanical on behalf of Penn Ventures LP.

MOVED BY Mr. Reidbord;

SECONDED BY Mr. Valentine.

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

OPPOSED: None

**CARRIED**

9. Riverhounds Clarification of motion

Ms. Tymoczko said the reason we placed this back on the agenda today is because when we went back to review the motion with the conditions of approval and the exact wording of the signage motion, it wasn't clear with the lengthily discussion back and forth what the final motion was and we actually have a difference of opinion between the applicant and others on staff. We wanted to bring it back, we listened to the tape but we could not clarify it that way so we wanted to have the motion restated on the record.

Staff wanted to do this today but unfortunately the applicant couldn't be here today so they have asked to postpone until the next Commission meeting. So we are going to back in four weeks. Ms. Rakus said it is just the one section with the sign facing the river. Ms. Tymoczko said it is the Highmark identification sign on the back of the scoreboard that we are talking about. Ms. Watson stated that matter is continued.

**D. DIRECTOR'S REPORT**

Director Ismail said there is an article in the paper concerning MovePgh and we are at the trail end of completely the cultural heritage plan for the City of Pittsburgh, we will soon complete a contract concerning art and urban design portion of the comprehensive plan.

Director Ismail said she would like to have the Commission's input on when we should brief the Commission and we will be scheduling a briefing. We will be having workshops in the coming months concerning MovePgh and information will be up on the Planning Department's website and Commission members will also be sent an email notification.

The Chairwoman asked for a volunteer to be the acting secretary and Mr. Valentine volunteered.

**E. ADJOURNMENT: 2:40 p.m.**

APPROVED BY: John Valentine  
ACTING 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.