

**CITY PLANNING COMMISSION**

Minutes of the Meeting of June 2, 2015  
Beginning at 2:45 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Christine Mondor, Valaw (via telephone), Gitnik, Brown, Deitrick

**PRESENT OF THE STAFF:** Layman, Hanna, Rakus, Kramer, Ray, Miller

**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**

On a motion duly moved by Mr. Brown and seconded by Ms. Valaw, the minutes from the May 19, 2015 meeting were approved.

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

Ms. Mondor stated that the Commission was in receipt of correspondence from the City Clerk's Office.

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

- 1. Hearing and Action: Project Development Plan #15-082, 5001 Baum Boulevard, exterior renovations

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Lars Olander, Real Estate Enterprises gave background on the property and described plans for the site.

Max Mavrovic, Mavorovic Architect gave presentation related to the specifics of the plans.

The Chairwoman called for comments from the Public.

No Comments.

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

No Comments

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 approves Project Development Plan #15-082 for the exterior renovations by Real Estate Enterprises on behalf of Foursome Partners Association II, property owner, with the following condition:

- 1. Final construction plans including final site plans, elevations, and landscaping plans shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.

MOVED BY: Ms. Deitrick:

SECONDED BY: Mr. Gitnik

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

- 2. Hearing & Action: Project Development Plan #15-067, 400 5<sup>th</sup> Avenue, May Department Store, GT-A and B

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

Eric Booth Desmone Architects gave presentation on the plans for the site.

The Chairwoman called for comments from the Public.

No Comments.

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

Mr. Gitnik and Ms. Mondor wanted to recognize the level of care and resolution relating to this project.

Mr. Brown wanted to know if there will be green space and storm water management.

Mr. Desome said yes.

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 the Project Development Plan No. 15-067 for interior and exterior renovation, including new dwelling units, at 400 5<sup>th</sup> Avenue based on the application and drawings filed by Desmone Architects on behalf of the property owner, May Department Stores Company, with the following conditions:

1. Final construction plans including final site plans and elevations shall be submitted for review and approval by the Zoning Administrator prior to the application for a building permit.
2. A new address be sought and approved from the Department of Public Works prior to issuance of a building permit.
3. Any recommendations of the City Traffic Engineer and Transportation Planner be implemented regarding parking and loading access prior to issuance of a final occupancy permit.

MOVED BY Mr. Brown;

SECONDED BY Mr. Gitnik

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

3. Hearing & Action: Project Development Plan #15-083, 228 Federal Street, DR-C

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

Jack Harnick Excel Group gave specifics relating to the project.

The Chairwoman called for comments from the Public.

Lloyd Hedlin 4239 Duncald Way 15201, representing Councilwoman Darlene Harris requesting a postponement so that the Wall Sign Committee can meet and discuss this project with them.

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

Ms. Deitrick wanted to know why this was not addressed with this community group.

The committee is willing to help schedule so this plan can be back here in two weeks.

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 #15-083, for the erection of three new high wall building identification signs on the hotel building located at 228 Federal Street based on the application and drawings filed by Accel Sign Group on behalf of Federal Street Hospitality Associates, LP, property owner, with the following condition:

The developer will meet with the community group prior to issuance of a sign permit prior to issuance.

The applicant must submit to the Zoning Administrator in writing that it will be operated within the current zoning code lighting standards, not to exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, and not to exceed a luminance of two hundred fifty (250) nits at all other times.

MOVED BY Ms. Deitrick;

SECONDED BY Mr. Gitnik

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

4. Hearing & Action: Final Land Development Plan #15-062, 15<sup>th</sup> Street Open Space, Riverfront Landing

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

Mike Kutzer, Vice President of the Buncher Group gave presentation as it relates to the project.

The Chairwoman called for comments from the Public.

No Comments.

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

Mr. Gitnik , Ms. Deitrick and Ms. Mondor had questions regarding the trees shrubbery and flowers.

Mr. Kutzer stated that this will all be done in accordance with City Code.

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

**MOTION 1:** That the Planning Commission of the City of Pittsburgh approves Amendment No. 1 to the SP-8, Riverfront Landing, Specially Planned District Preliminary Land Development Plan.

**Motion 2:** That the Planning Commission of the City of Pittsburgh approves Final Land Development Plan application No. 15-062, for construction open space improvements in accordance with the application and drawings submitted by The Buncher Company, property owner, with the following conditions:

- a. Final construction plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit;
- b. A final Stormwater Management Plan shall be reviewed and approved by City Planning prior to application for a structural building permit;
- c. Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy.

MOVED BY Ms. Valaw;

SECONDED BY Mr. Gitnik

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

5. Hearing & Action: Residential Permit Parking, New District, South Side

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

The Chairwoman called for comments from the Public.

Councilman Krause made statement in support of this application and will review everything before he presents to City Council.

The following residents expressed support of the plan:

Brian Kieger - Lunametrics in support but wants the hours to begin at 3 p.m. with a 2 hour grace period.

Nicole McKenna

Brigette Vias

Lucy Fortain

Howard Berger

Scott Hollander

The following residents expressed non-support of the plan:

Mr. Osberg – Franklin Court wanted to know why his property would not be eligible for parking permits.

Tabby Bucci

Allison Berger

DeWayne Swogger

Carrie McCann – Rebrig Law Offices

Margaret McAllister

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

Insert notes and references to any attachments.

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

**MOTION:** That the new district of Residential Parking Permit Program to include S. 16<sup>th</sup> Street to S. 25<sup>th</sup> Street north of E. Carson be approved.

MOVED BY Mr. Gitnik;

SECONDED BY Mr. Brown

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

On motion by Ms. Deitrick and seconded by Mr. Brown appointing Mr. Gitnik as Acting Chairperson.

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

**E. PLAN OF LOTS (See Attachment C.)**

6. October-Moriarty Plan of Lots (251 Carrington Street), 25<sup>th</sup> 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 Solara Ventures Plan of Lots, 2<sup>nd</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Solara Ventures V LLC by Morris Knowles 7 Associates, Inc., dated January 27, 2015 and received by the Planning Commission June 2, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Deitrick;

SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

7. R. A. Sendall Plan of Lots (1515 Monterey Street), 25<sup>th</sup> 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 R. A. Sendall Consolidation Plan, 25<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Robert A. Sendall by Martone Engineering and Surveying, LLC, dated May 1, 2015 and received by the Planning Commission June 2, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Deitrick;

SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

8. Mapa Plan of Lots No. 3 (1100 Muriel Street), 17<sup>th</sup> 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 Mapa Plan of Lots No. 3, 17<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Mapa Real Estate Holdings LLC by Liadis Engineering and Surveying, Inc., dated May 7, 2015 and received by the Planning Commission June 2, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Deitrick;

SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Gitnik, Brown, Deitrick

OPPOSED: None

**CARRIED**

D. **ADJOURNMENT:**

4:54 p.m.

APPROVED BY:

Paul Gitnik, Esq.  
SECRETARY

Attachments

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