

**CITY PLANNING COMMISSION**

Minutes of the Meeting of July 14, 2015  
Beginning at 2:45 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Christine Mondor,  
Gitnik, Brown, Askey, Burton-Faulk,  
Blackwell, Deitrick

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

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

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Ms. Mondor chaired today’s meeting and called the meeting to order. On motion by Ms. Blackwell and seconded by Ms. Askey, Ms. Burton-Faulk was appointed Vice Chairperson.

**A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Burton-Faulk and seconded by Ms. Deitrick the minutes from the June 30, 2015 meeting were approved. Mr. Gitnik and Ms. Askey abstained.

**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.

- Request for a report and recommendation from the City Clerk's Office – Council Bill 2015-1805.
- Rescind notice from the City Clerk's Office for Bills 2015-1630 and 2015-1631.
- Email in favor of Stanton Heights Neighborhood sign from Mary Fischerkeller.
- Letter in support of Stanton Heights Neighborhood sign from Councilwoman Gross.
- Letter in support of Stanton Heights Neighborhood sign from Councilman Burgess.
- Emails in support of the Stanton Heights Neighborhood sign from Jessica Varone and Barry and Brenda Werber.

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

1. Hearing and Action: Project Development Plan #15-094, 4801 Stanton Avenue, Neighborhood Gateway Sign

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

Lissie Gieger Shulman of Stanton Heights Neighborhood Association presented information relating to the signage and its location.

The Chairwoman called for comments from the Public.

Jim Heinrech 4283 Coleridge Street stated that he is very proud of the sign and the community. It is just the beginning of turning the community around after three police officers were murdered.

Nate Hansen from Councilwoman Gross office is in support of the sign.

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

Mr. Gitnik wanted to know where the sign will be located.

Ms. Gieger stated that the sign will be on the Sunnyside Elementary School Property.

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 #15-094 for construction of a neighborhood gateway sign for the Stanton Heights neighborhood based on the application and drawings filed by the Stanton Heights Neighborhood Association on behalf of the property owner School District of Pittsburgh with the following condition:

1. Final site plan be reviewed and approved the Zoning Administrator prior to issuance of a sign permit.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Blackwell.

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Blackwell,  
Deitrick

OPPOSED: None

**CARRIED**

2. Hearing & Action: Final Land Development Plan #15-101, Browns Hill Road and Parkview, CVS, new construction

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

Craig Dunham representing Somerset Land Development Associates gave a quick overview of the project.

Shawn Gallagher representing CVS gave background on the application and an overview of the details of the building.

Don Hullberg, EADS group representing CVS gave presentation as it relates to the project and gave detail relating to the accessibility of the project.

The Chairwoman called for comments from the Public.

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

Ms. Burton-Faulk asked for an explanation of the accessibility she asked why does it seem that there is no or limited pedestrian access?

Mr. Hullberg stated that there are plenty of pedestrian accesses via the sidewalks to the steps around to the entry way if the pedestrian is handicapped.

Ms. Mondor asked why did the position of the building change. Mr. Gallagher stated that they needed to go to something that was a good use to the corridor.

Ms. Deitrick asked if they have engaged any community groups and if they did why are there no letters of support.

Mr. Dunham said that we convened a task force that comprises a whole group of folks to bring everyone together. There are people from all the surrounding communities in the meeting.

Mr. Gitnik wanted information relating to the access of public transportation.

Mr. Dunham showed Mr. Gitnik where the bus stop is located on the map.

Mr. Hullberg stated that there is a bus shelter right out front on Brownsville Road.

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 Planning Commission of the City of Pittsburgh approves the Amended Preliminary Land Development Plan and Final Land Development Plan



- 3. Hearing & Action: Final Land Development Plan #15-022, 5685 Beacon Street, Hillel Academy

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

Jeff Wilhelm on behalf of Hillel Academy gave presentation as it relates to the project and the reason the updates are needed to the building.

The Chairwoman called for comments from the Public.

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 questions or comments from the Commission, the Chairwoman called for the motion.

**MOTION:** That the Planning Commission of the City of Pittsburgh approves Final Land Development Plan No. 15-022, for new construction of two one-story additions to the existing school building located at 5685 Beacon Street in accordance with the application and drawings filed by Joel P. Aaronson, on behalf of the property owner, Hillel Academy of Pittsburgh.

MOVED BY Ms. Blackwell;

SECONDED BY Ms. Deitrick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Blackwell

OPPOSED: None

**CARRIED**

- 4. Hearing & Action: Project Development Plan #13-17, 123 N. Highland Avenue, decision change request

Ms. Rakus made a presentation in accord with the attached staff report.

Phillip Rinaldi representing TKA and the Hotel Indigo asked that the Commission remove the condition that activation be required for the following reasons:

The Element no longer exists because it is not valid anymore due to the blade sign installation. There is a 2 story addition put on the top that is glass and they do not feel art work is necessary.

Mr. Terry Bryden took a walk around the building and does not believe art work is necessary at this time.

The Chairwoman called for comments from the Public.

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

Ms. Deitrick stated that she believes that the applicant did not show the right photos of the wall.

Ms. Burton-Faulk is very disappointed that the applicant is completely dismissing the request from the neighborhood and the Commission. She feels the applicant did not even try to make some type of effort.

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 **DENIES THE APPLICANT’S REQUEST AND MAINTAINS THE CONDITION** that activation be required and at the corner of North Highland Avenue and Kirkwood Street as per the condition of Project Development Plan No. 13-17 related to the renovation and addition to three existing buildings into a 6-story hotel. The Planning Commission **APPROVES** the time extension with the following condition:

1. An application, including final details for the design of the façade at North Highland Avenue and Kirkwood Street, to be submitted for review and approval by the Planning Commission by its meeting on September 29<sup>th</sup>, 2015.

MOVED BY Mr. Brown; SECONDED BY Ms. Burton-Faulk

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Blackwell, Deitrick

OPPOSED: None **CARRIED**

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

5. Kunkle/Nese Subdivision Plan (3900 Penn Avenue), 6<sup>th</sup> Ward

Ms. Kramer 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 Kunkle/Nese Subdivision Plan, 6<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Alberta L. Nese (Deceased) by Allegheny Land Surveying, dated June 10, 2015 and received by the Planning Commission July 14, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Mr. Brown; SECONDED BY Ms. Askey.

IN FAVOR: Mondor, Gitnik, Brown, Askey, Blackwell, Burton-Faulk, Deitrick

OPPOSED: None **CARRIED**

6. Hamner Consolidation Plan (135 Anita Avenue), 14<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 Hamner Consolidation Plan, 14<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Badley and Emily Hamner by Martone Engineering and Surveying, LLC dated April 20, 2015 and received by the Planning Commission July 14, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Mr. Brown; SECONDED BY Ms. Askey.

IN FAVOR: Mondor, Gitnik, Brown, Askey, Blackwell, Burton-Faulk, Deitrick

OPPOSED: None **CARRIED**

7. Solara Ventures V LLC Consolidation Plan (2419 Smallman Street), 2<sup>nd</sup> Ward



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.