

**CITY PLANNING COMMISSION**

Minutes of the Meeting of October 13, 2015  
 Beginning at 3:25 p.m.

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

**PRESENT OF THE STAFF:** Layman, Gastil, 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 Ms. Burton-Faulk and seconded by Ms. Askey the minutes from the September 1, 2015 and September 15, 2015 meeting were approved.

**B. Election of Vice-Chairperson**

On motion by Ms. Askey and seconded by Mr. Brown, Ms. Burton-Faulk was appointed Vice Chairperson.

**C. CORRESPONDENCE**

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

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

- 1. Hearing and Action: Project Development Plan #15-143, 300 North Shore Drive, Bar Louie, outdoor seating, exterior renovations

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

Mike Hudak of Continental Real Estate gave report of plans for the pedestrian path and details of the outdoor seating areas including the barrier between the seating and adjoining walkway and cold weather enclosures.

The Chairwoman called for comments from the Public.

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

Ms. Mondor thanked the applicant for coming back with clear photographs.

Mr. Brown wanted to know if the fire table was just for decoration. Mr. Hudak stated yes.

There being no 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 #15-143, for approval of the unenclosed outdoor seating area and fireplace for the proposed Bar Louie Restaurant at 300 North Shore Drive; based on the application and drawings filed by Barker/Nestor, Inc., on behalf of property owner Continental Real Estate Companies.

MOVED BY Ms. Dietrick;            SECONDED BY Ms. Askey.

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

OPPOSED:                   None

**CARRIED**



3. Hearing & Action: Project Development Plan #15-151, 1100 Liberty Avenue, exterior renovations, Amtrak

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

Brad Laquire of Barbour and Hoffman gave presentation of the repairs done directly outside of the Amtrak entrance. There will be demolition of the elevated slab and concrete curb and replacing it in kind.

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.

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 Project Development Plan #15-151 for exterior renovation based on the application and drawings filed by Barbour and Hoffman, Inc., on behalf of the property owner Brother Property Management, with the following condition:

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.

MOVED BY Mr. Gitnik;

SECONDED BY Mr. Brown

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

OPPOSED: None

**CARRIED**

4. Hearing & Action: Revised FLDP/PLDP #15-134, Bakery Square Townhomes, Penn Avenue

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

Todd Reidbord of Walnut Capital gave presentation regarding the revised request. The request is for construction of 52 new townhouses in clusters of two, three, and four. Two integral parking spaces are provided for each townhouse unit and an additional 38 guest parking spaces.

The Chairwoman called for comments from the Public.

Jenny Norcas – Aurelia Street has concerns that the dirt is 6 to 8 feet higher than the surrounding area.

Ericka Straussberger of Councilman Gilman's office. Councilman Gilman is in full support of the project. The issues of the landscaping and fencing has been worked out and both parties are in support at this time. There will be homeowners not renters and the project has his full support.

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

Mr. Gitnik is that a glass railing on the decks? Mr. Reidbord stated yes the glass railing faces the street and on the sides but the railing in the back is not.

If you would have done apartments would they need to be ADA? Mr. Reidbord stated that all the homes can have elevators installed.

Mr. Brown inquired about how much storm water are you proposing to mitigate? Mr. Reidbord stated about 100%.

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 Revised Preliminary Land Development Plan and Final Land Development Plan #15-134 for SP-9 Bakery Square, for construction of 52 townhomes and site work, in accordance with the application and drawings submitted by Strada LLC on behalf of Bakery Square 2 Living Holdings Parcel B, L.P., property owner; subject to the following conditions:

- a) Final construction plans including site plans and elevations be reviewed and approved by the Zoning Administrator prior to an application for a building permit.
- b) The transportation analysis be approved by the City's transportation staff prior to an application for a building permit.
- c) Final landscaping plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of a certificate of occupancy.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Mr. Gitnik

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

OPPOSED: None

**CARRIED**

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

5. Beal Consolidation Plan (1700 Buena Vista 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 Beals Consolidation Plan (1700 Buena Vista Street), 25<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Norman K. Beals, III and Victoria J. Beals by Allegheny Land Surveying, dated May 29, 2015 and received by the Planning Commission October 13, 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 Ms. Burton-Faulk.

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

OPPOSED: None

**CARRIED**

6. AWDC-Western Avenue Plan of Lots (928 Western Avenue), 22<sup>nd</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 AWDC-Western Avenue Plan of Lots, 22<sup>nd</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Allegheny West Development Corp. by Hampton Technical Associates, Inc., dated September 15, 2015 and received by the Planning Commission October 13, 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 Ms. Burton-Faulk.

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

OPPOSED: None

**CARRIED**

7. Gitnik-Svrcek Consolidation Plan of Lots No. 2 (Fingal Street & Rutledge Street), 19<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 Gitnik-Svrcek Consolidation Plan of Lots No. 2, 19<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Paul J. Gitnik and Gene L. Svrcek by Liadis Engineering & Surveying, Inc., dated June 29, 2015 and received by the Planning Commission October 13, 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: Mondor, Brown, Askey, Burton-Faulk, Blackwell

Mr. Gitnik recused from this action.

OPPOSED: None

**CARRIED**

8. Garfield Glen Plan N. 4 (Kincaid Street), 10<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 Garfield Glen Plan No. 4, 10<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Garfield Glen Housing LP by Pederson and Pederson, Civil and Environmental Engineering and Surveying, dated October 2, 2015 and received by the Planning Commission September 9, 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 Ms. Burton-Faulk.

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

OPPOSED: None

**CARRIED**

9. Marmarosa Plan of Lots (401 Saline Street), 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 Marmarosa Plan of Lots, 11<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Robert F. Marmarosa by Pilton Surveying, Inc., dated July 13, 2015 and received by the Planning Commission October 13, 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 Ms. Burton-Faulk.

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

OPPOSED: None

**CARRIED**

10. Addison Terrace Phase 2 Improvement Subdivision Site Plan (Devilliers Street and Bentley Drive), 3<sup>rd</sup> and 5<sup>th</sup> Wards

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 424 Third Avenue Pittsburgh LLC, 1<sup>st</sup> Ward, City of Pittsburgh, County of Allegheny, prepared 424 Third Ave Pittsburgh LLC by H. F. Lenz Company, dated September 30, 2015 and received by the Planning Commission October 13, 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 Ms. Burton-Faulk.

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

OPPOSED: None

**CARRIED**

11. Devillers Street and Bentley Drive, 3<sup>rd</sup> and 5<sup>th</sup> Wards

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 Addison Terrace Phase 2 Improvement Subdivision Site Plan, 3<sup>rd</sup> and 5<sup>th</sup> Wards, City of Pittsburgh, County of Allegheny, prepared for the Housing Authority of the City of Pittsburgh by Gateway Engineers, dated August 14, 2015 and received by the Planning Commission October 13, 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 Ms. Burton-Faulk.

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

**OPPOSED:** None **CARRIED**

D. **ADJOURNMENT:**

4:25 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.