

CITY PLANNING COMMISSION

Minutes of the Meeting of October 27, 2015
Beginning at 2:36 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Brown, Burton-Faulk, Blackwell,
Deitrick, Dick, Pezzino

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

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

Ms. Mondor welcomed new Commissioners Holly Dick and Julie Pezzino.

On motion by Ms. Burton-Faulk and seconded by Mr. Brown, Ms. Deitrick was appointed Acting Secretary for today's meeting. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Burton-Faulk and seconded by Mr. Blackwell the minutes from the October 13, 2015 meeting were approved.
Ms. Pezzino Abstained.

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

Ms. Mondor stated that the Commission was in receipt of correspondence

- Letter from East Liberty Development, Inc. in support of the ACP#783, Penn Plaza Development.
- Notification of Public Hearing on Bill 2015-1805 to be held on November 15, 2015.
- Email from Michael Vanyukov opposing changes to the noise ordinance.
- Letter from Eric A. Booth objecting to proportions on the Town Place development.
- Email from Melissa McSwigan opposing the changes to the noise ordinance.
- Letter from Councilman Reverend Ricky Burgess in favor of the ACP#783, Penn Plaza Development.
- Letter from Baum-Centre Initiative in opposing the ACP#783, Penn Plaza Development.
- Letter from Penn Plaza Tenant Council in support of the ACP#783, Penn Plaza Development.

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

1. Hearing and Action: Project Development Plan #15-154, 413 and 417 Wood Street, exterior renovations GT-A

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

David Farvcus of Landmarks Development Corporation gave presentation of the renovations/restorations to improve, clean, and enhance the façade.

Milton Ogod an Architect described the intentions to restore the look of the building back to 50-60 years. He showed the commissioners several renderings.

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.

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 #15-154, for exterior renovations, based on the application and drawings filed by Milton Ogot, on behalf of Landmarks Development Corporation, property owner, with the following condition:

- a. Final elevation drawings shall be reviewed and approved by the Zoning Administrator prior to application for a building permit for façade renovations.

MOVED BY Ms. Dietrick;

SECONDED BY Mr. Brown

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick,
Dick,

Ms. Pezzino ABSTAINED

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan #15-116, 100 Forbes Avenue, Townplace Development

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

Curt Kossman the owner of the building gave a history of the building and introduced the architect to give full presentation of the project.

Dana Stedman Director of Architecture Kossman Development Corporation described the renovations which will include: new cladding on the first two levels, an addition of Kaynemaile mesh between levels three and eleven that will move in the wind, mesh cornice that will be in tension and not move in the wind, use of mesh on the corner of Forbes and Stanwix in a configuration to create a large screen, new curtain wall on eleventh and twelfth stories, and add a new penthouse addition.

The Chairwoman called for comments from the Public.

David Demco – 1303 Boyle Street spoke to voice 1 major objection to the future LED display. Scenic Pittsburgh does not support this billboard for 3 reasons they are ugly, affect property value, digital distraction and traffic safety hazard, and the public gets no benefit from billboards. He also wanted to know if the Art Commission would get to review every item chosen to display. Please remove the display image off of the design.

Deb Rowe – 320 Ft. Duquesne Blvd. – is in strong opposition of the billboard.

Rob Pfauffman – 223 Fourth Avenue – feels a better design is needed and is totally against the design. The billboard is a primary concern.

John Rowe 320 Ft. Duquesne Blvd. – You cannot regulate signage content. Please say no.

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

Ms. Dick has concern about the noise level of the mesh.

Mr. Kossman – stated that on the video there is sound and there is little to no sound.

Ms. Deitrick wanted to know if the applicant spoke to the Gateway residents.

Ms. Mondor – This looks like a billboard.

Mr. Kossman – He did work with the city once it's installed.

Ms. Mondor – The city will not have any say so once it's installed.

Ms. Burton-Faulk – The screen is not sensitive to views and believes it can pose a safety issue. Can we look at an additional condition on this?

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 the Project Development Plan No. 15-116, for exterior renovations, new addition, and change of use based on the application and drawings filed by Kossman Development, on behalf of Town Development, Inc., property owner, with the following conditions:

- a. The applicant shall provide a multi-level example or mock-up, including frame structure and transitions between materials, of the non-tension kaynevaile for review and approval prior to full approval of the use of non-tension Kaynevaile. This condition shall not preclude interior renovations or non-Kaynevaile exterior renovations;
- b. The transportation analysis be approved by the City's transportation staff prior to an application for a building permit;
- c. Applicant shall work with Public Works on any required permit(s) for work over the public right-of-way and for any new assignment for the residential use;
- d. Final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit;
- e. Final landscaping plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of a certificate of occupancy.
- f. The portion of the facades on Stanwix Street and Forbes Avenue designed to be used as a screen be redesigned to remove the screen function. The applicant shall work with the Zoning Administrator on final design of these elevations.

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Deitrick

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick,
Dick, Pezzino

OPPOSED: None **CARRIED**

3. Hearing & Action: Land Use Control File C-795, Zone Change Petition #783, 5600-5704 Penn Avenue, RP and R3-M to AP

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

Mr. Kamin on behalf of the applicant Pennley Park South presented information related to the request and there request to develop a solution that accomplishes three goals: Provide certainty and security for the current residents of Penn Plaza, provide a path to go forward with a development that is beneficial to my client and to the City, and to address otherwise affordable housing needs that are prevalent and have been exacerbated in East Liberty.

Mr. Jim Voelzke of MVA Architects described the types of projects that they do, who they are and what they do. They described the mixed use concept created in Washington DC about 25 years ago.

Mr. Acklin of the Mayor's Office gave a statement in support of this Zoning Change.

The Chairwoman called for comments from the Public.

Sallyann Kluz, 227 South St. Clair Street asked the Commission to take the following actions; vote no on the application to rezone Enright Parklet and if necessary remove the park from rezoning, vote no on the PLDP including street extensions, and direct the City to work with the community to develop a process for a master plan.

Peter Kaplan, 125 South Lang Avenue spoke in opposition to the plan because 318 affordable apartments will be lost.

Angelique Bamberg, 233 Amber Street spoke in opposition of the due to lack of allowing a true master planning process to occur. The Enright Parklet is a valuable asset to the area and is one of the safer parks left in the area.

Stephen Quick, 216 Amber Street spoke opposition to the plan.

Amanda Wrzeszczynski, 229 S. St. Clair Street spoke in opposition to the plan due to the plans to convert small streets into commercial district thruway.

Sherri Mosovsky, 238 S. Euclid spoke in opposition to the plan due to plans for the Enright Parklet.

Marnie Quick, 216 Amber Street spoke in opposition to the plan due to the plans for the Enright Parklet.

Karen Sloneker, 216 Amber Street spoke in opposition to the plan for 3 reasons, the city is not willing to consider doing this with any other city park, the community relationship with the developer is terrible, and the Mayor characterized the park as just a swingset. Parks are important to child development.

Stephanie Raufer, 220 S. St. Clair Street is opposed to this plan due to the affordable housing issue.

Tim Raufer, 220 S. St. Clair Street is opposed to the plan due to the plan for Enright Parklet.

Arthur Allen 227 S. St. Clair Street is opposed to the plan because the developer failed to reach out to the community members.

Jason Roth, 223 Amber Street is opposed to the plan due to the number of trees that will be killed in the area and the lack of a planning process for this area.

Jennifer Haven 205 S. Pacific Avenue is opposed to rezoning of any public land without a comprehensive planning process.

John Axtell speaking on behalf of the Friendship Community Group in opposition to this zoning change or the project development plan until there has been an inclusive planning process completed.

Lenore Williams spoke representing the Baum Centre Initiative asking that the request for the rezoning of the parcels be denied and the City owned property know as Enright Park remains a City asset. In addition, they would like to see a Master Plan relating to the area.

Marita Bradley, Chief of Staff for Councilman Rev. Ricky Burgess read a letter on behalf of the councilman in support of this rezoning change petition for Penn Plaza in East Liberty. His support is premised on two conditions that the application only be considered by the City conditionally upon having the developer engage in significant community engagement process incorporating the community's input into the development before returning the Planning Commission with a plan for development. The commitments made and mutual cooperation agreement between the City and the Penn Plaza Tenant Council. He supports the rezoning of the site including the Enright Parklet, with the understanding that it will produce additional green space and enhanced amenities for the residents of the neighborhood.

Ryan England, 112 North Evaline Street is opposed to the plan due to the lack of commitment of the developer.

Melene Myers of ELDI spoke in support of the plan.

Richard Swatz of the Bloomfield Garfield Corporation spoke in opposition of the plan due to the rezoning of the Enright Parklet without a Community Planning Process.

Jim Frazier, 315 Ambler Street spoke in opposition of the rezoning of the parklet and changing of the street pattern.

Mel Pakcer, 623 Kirkland Street spoke opposing the plan.

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

Mr. Brown asked if they could share with the community the proposed relocation amount and whether or not there's an opportunity for first return for residents from this community.

Mr. Acklin stated that there is and the amounts are relative to the buildings initially both buildings were to be demolished at one time, now they are doing one at a time.

Mr. Kamin stated that the relocation package comes in a couple of different components.

Mr. Acklin stated that in terms of the City's commitment in engaging the relocation consultant, the URA has already engaged neighborhood allies with support of foundations to staff an office onsite. The two votes before the commission today is yes or no to the zoning change. A yes with conditions that are appropriate allows for the issues that you heard about today to be handled and robust community engagement. A no vote today throws this entire deal into limbo.

Mr. Kamin stated to follow up on Mr. Brown's remark the MOU provides that the developer agrees that current PPS tenants will be provided with preference on occupancy for any housing units provided onsite, subject to the developer's nondiscriminatory reasonable and customer screening requirements.

Ms. Blackwell wanted to know how can you give this commission a vision of what the compromise or partnership or the shared vision of keeping the

park, expanding it, or making it better can you give so the whole project can move forward?

Mr. Kamin stated that part of the discussion again it's important to keep the focus. This is a rezoning discussion.

Ms. Mondor, Can you clarify the zone change, a decommissioning process and disposition process, and what is tripped in terms of making the zone change.

Mr. Kamin – The zone change has nothing to do with the decommissioning process or the disposition process.

In order for the decommissioning process to happen, it has to go through council. Council makes the decision. There is also a URA process. Those processes have nothing to do with what is in front of you today which is simply a request for a zoning change.

Mr. Ackin – This is not a zoned park. This is not a legal park. I know there's been in terms of having it go to Orphans Court. The city is not selling the park, we are making it part of the development again to serve as the open space for the overall development presented. The first step is the zone change which will allow things to move forward.

Ms. Mondor – if indeed this park is useful for the developer because it counts for their public open space, then it enhances their right to develop their property. Maybe a community benefits agreement provide a win win for both.

Ms. Mondor- right now, the language that is being used publicly and also in the documents is not clear as to what this thing is or could be.

Ms. Detrick – I appreciate all everyone's comments – back to what I stated earlier, the Mayor said it's not good enough, isn't a reason for things. It's not good to close a public park for private development interests. Will Enright Parklet stay right there?

Mr. Acklin – there may be a discussion or perhaps there are improvements that can be made.

Ms. Deitrick – there is plenty of opportunity here for compromise.

Ms. Mondor – Commissioners we are not voting on a design of the park. We are not voting on disposition process nor decommissioning process. We are voting on a zone change.

Ms. Dick – can we clarify that open spaces would not include streets?

Mr. Layman stated if we have to clarify that, it would be added as an additional condition to this approval.

Ms. Burton-Faulk – if we don't explore the possibility today, it's a hard fast nobody gets anything. The tenants who have agreed and are comfortable do not get to move forward.

Mr. Brown - wants clarity on the community input and how much it weighs in on any decision making. Also who is managing the affordable housing fund? What is the proposed mixed income focus of this development?

Mr. Acklin – the condition would come back to the commission on whether community engagement was robust when it came back for the next level of approval. The affordable housing fund started at the URA.

Ms. Mondor – We are in a tough spot here. There is a crisis that was created with displacement. There are conditions like the barbed wire that don't exactly hold a handout and the developer does not have a great track record across the street with what the community wants or is reaching out. There is a difficulty on trusting.

I expect to see that you have looked at this without fragmenting the park, without full privatization, and we don't get back Tysons Corner which is private public space that closes at 10 o'clock at night. I would have felt more comfortable with a kind of offset of 2.8 acre community benefits agreement. I would also like some confirmation that the processes in place with the zoning change are not opening up a floodgate where we do not get to have a say on these important community issues.

Ms. Blackwell – Can I move if there are no further questions to include the contingencies to move forward with the zone change to include the contingencies?

For me as a commissioner the priority was relocation of the displaced residents. I appreciate your assistance to take care of that first. I believe a park will be included, every plan that comes before the commission has a green space.

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 recommends approval to City Council of Zone Change Petition No. 783 to rezone 9.37 acres of property known as 5600-5704 Penn Avenue and

Enright Parklet, from Residential Planned Unit Development District, and R3-M, Residential Three-Unit, Moderate Density District, to AP, Mixed-Use Planned Unit Development; and that the Commission approves the associated PLDP as filed by property owners Pennley Park South, Inc., and the City of Pittsburgh subject to the following condition:

- a. Summary of all public process with the surrounding impacted communities, and explanation of how community input has influenced the development proposal;
 - b. Design guidelines and standards for the entire site; and
 - c. Along with meeting the open space requirements of the AP Zoning District, the final PLDP shall demonstrate that no less than twenty percent of the total AP site area is provided as community-serving public open space.
 - d. Design guidelines and standards for the entire site.
2. All submissions designating street and site configuration shall at this time be considered for illustrative purposes only;
 3. Public open space within this AP Zoning District shall be designed to serve the community as well as the residents and clientele of the future development; and
 4. The total area of public open space and public amenities shall be no less than the area of Enright Park. If the City retains ownership of the park property, the open space shall be presented to the Planning Commission with a maintenance and site improvement plan for integration of the park into the development.

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

Roll Call:

Mr. Pezzino	No
Mr. Brown	No
Ms. Blackwell	Yes
Ms. Burton-Faulk	Yes
Ms. Deitrick	No
Ms. Dick	Yes
Ms. Mondor	Yes

Motion Carried 4 Yes; 3 No

Ms. Mondor – We better see some good stuff come back. Thank you.

4. Hearing & Action: Zoning Text Amendment, All Zoning Districts, Noise and Construction Operations

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

The Chairwoman called for comments from the Public.

Christina Smidlaf – Bigelow Boulevard spoken expressing concern with high high the level of noise is 45-55 at night and 55-65 during the day.

Wanda Wilson of Oakland Planning and Development Corporation spoke in opposition of the changes presented stating they are unacceptable for urban areas.

Rob Pfaffman – wanted to know if there would be a requirement for construction.

Norm Cleary – Schenley Farms – Opposed to the noise change.

Deborah Walko – 4211 Bigelow Blvd is opposed to the noise amendment and wanted to know if there has been a noise study?

Gina Windset of the Pittsburgh Downtown CDC is opposed to the bill except for the proposal of hours.

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 those numbers were chosen.

Mr. Layman stated that they are the same that is in title 6 of the City Code.

Mr. Gastil stated that is will only be a recommendation to City Council and they will also look at the levels.

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

MOTION: That the Planning Commission recommends approval of an ordinance amending Pittsburgh Code, Title Nine, Zoning, Chapters 916, 917, and 926 as stated in the attached draft legislation.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Burton-Faulk

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick,
Dick, Pezzino

OPPOSED: None

CARRIED

Ms. Pezzino left the hearing at 5:50 p.m.

5. Hearing & Action: Revised PLDP/FLDP #15-141, 575 Technology Drive, The Mill at PTC Apartments

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

Jerry Williams of the URA and Todd Reidbord of Walnut Capital gave presentation 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.

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 the amendments to the Preliminary Land Development Plan and the Final Land Development Plan application No. 15-141, to construct a new six-story residential structure with restaurant alternative in accordance with the application and drawings submitted by Strada LLC, on behalf of the Urban Redevelopment Authority of Pittsburgh, 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 for the residential portion of the building;
- b. Applicant shall work through the staff design process for the final design of the restaurant or open space on the eastern corner of the site, with final approval by the Zoning Administrator prior to approval for a building permit for this portion of the site;
- c. A final Stormwater Management Plan shall be approved by City Planning prior to approval of an application for a building permit;
- d. The transportation analysis be approved by the City's transportation staff prior to an application for a building permit;
- e. Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick,
Dick, Pezzino

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C)

- 6. Revision No. 30 to Summerset at Frick Park (Parkview Boulevard), 14th 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 Revision No. 30 to Summerset at Frick Park Plan of Lots, 14th Ward, City of Pittsburgh, County of Allegheny, prepared for MRRC Summerset II, Inc. by Gibson Thomas Engineering Company, dated October 10, 2105 and received by the Planning Commission on October 27, 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, Brown, Blackwell, Burton-Faulk, Deitrick, Dick,

OPPOSED: None

CARRIED

7. Mcadoo Plan (5818 Black Street), 11th 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 McAdoo Plan, prepared for Julianne McAdoo by All-Points Surveying Co., dated September 16, 2015 and received by the Planning Commission October 27, 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, Brown, Blackwell, Burton-Faulk, Deitrick, Dick,

OPPOSED: None

CARRIED

8. Tucker Consolidation Plan (Susquehanna Street), 13th 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 Tucker Consolidation Plan, prepared for John Curtis Tucker by All-Points Surveying Co., dated October 12, 2015 and received by the Planning Commission October 27, 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, Brown, Blackwell, Burton-Faulk, Deitrick,
Dick,

OPPOSED: None

CARRIED

9. Dinwiddie Street Housing Phase IV (Dinwiddie Street), 3rd 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 Dinwiddie Street Housing Phase IV Plan of Lots – First Revision, 3rd Ward, City of Pittsburgh, County of Allegheny, prepared for Trek Development Group and Dinwiddie Housing Limited Partnership III by KAG Engineering, Inc., dated April 16, 2015 and received by the Planning Commission October 27, 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, Brown, Blackwell, Burton-Faulk, Deitrick,
Dick,

OPPOSED: None

CARRIED

10. Slotter Plan of Lots (5306 Kent Way), 10th 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 Slotter Plan of Lots, prepared for Casey Slotter by Martone Surveying Co., dated October 14, 2015 and received by the Planning Commission October 27, 2015 be scheduled for final approval on November 10, 2015.

MOVED BY Ms. Deitrick; SECONDED BY Ms. Burton-Faulk.

IN FAVOR: Mondor, Brown, Blackwell, Burton-Faulk, Deitrick,
Dick,

OPPOSED: None

CARRIED

11. Fort Willow Developers Subdivision Plan No. 1 (Willow Street), 9th 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 Fort Willow Subdivision Plan 1, 9th Ward, City of Pittsburgh, County of Allegheny, prepared for Fort Willow Developers, LP, by PVE Sheffler, dated July 16, 2015 and received by the Planning Commission October 27, 2015 be scheduled for final approval on November 10, 2015.

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

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick,
Dick,

OPPOSED: None

CARRIED

- 12. Station Square Plan #11, East Carson between Smithfield and 1st Street, 17th 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 Station Square #11 Plan 1, 17th Ward, City of Pittsburgh, County of Allegheny, prepared for Forest City by GAI Consultants, dated July 16, 2015 and received by the Planning Commission October 27, 2015 be scheduled for final approval on November 10, 2015.

MOVED BY Mr. Brown; SECONDED BY Ms. Deitrick

IN FAVOR: Mondor, Brown, Burton-Faulk, Blackwell, Deitrick, Dick

OPPOSED: None

CARRIED

D. **ADJOURNMENT:** 6:37 p.m.

APPROVED BY: Sabina Deitrick
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, 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.