

CITY PLANNING COMMISSION

Minutes of the Meeting of November 10, 2015
Beginning at 2:08 p.m.

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

PRESENT OF THE STAFF: Gastil, 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.

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

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

- Letter from the Friendship Community Group in favor of the 5620 Baum Project.

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

1. Hearing and Action: Project Development Plan #15-155, 5900 Penn Avenue, exterior renovations, UNC

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

David Morgan with Morgan Architecture and Design gave presentation of the plan which will include large new windows, balconies and entrances to the existing structure. The proposed renovations are intended to accommodate new office space and first floor retail along Penn Avenue. He has been working with artists to study ways to preserve, memorialize, or integrate some of the artwork into the exterior renovation of the building.

The Chairwoman called for comments from the Public.

Lenore Williams of the Baum Centre Initiative spoke in support of the project.

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

Mr. Brown wanted to know where the artwork will be held. Anthony Dolan stated he has interacted with local artist, ELDI, Office of Public Art in addition to the original artists Jordan Monahan (who is no longer in the art realm) They will digitally record the mural starting tomorrow. There will be some type of tribute somewhere on the property or either via their smartphone.

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 #14-91 for demolition and new construction of a six-story mixed-use building based on the application and drawings filed by Strada Architecture, on behalf of Walnut Capital Partners – Penn Highland LP, property owner, with the following condition:

1. Final construction plans including final elevations and site plans be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit.

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

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

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan #15-148, 422 First Avenue, renovation including new dwelling units, GT-C

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

Brian Kaminsky Architect representing the applicant gave presentation and specifics regarding the project.

He stated the exterior renovations include masonry restoration, new windows and new commercial tenant spaces on the 1st floor, use of 2-8 for 35 dwelling units, and enlargement of existing rooftop penthouse into a gym and roof deck amenity space.

The Chairwoman called for comments from the Public.

Robert Kneeman of the Downtown Homeowners Association spoke in support of the plan but would like clearer answers regarding the uplighting and the loading dock on Cherry Way. He also suggested that the loading dock be moved to Ft. Pitt Boulevard.

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

Ms. Dick wanted information regarding the Universal Handicap accessibility.

Mr. Kaminsky stated the type A ramps will be added and the lighting will be handled included the uplighting concern.

Ms. Dietrick asked Mr. Kaminsky to address the loading dock issue.

Mr. Kaminsky stated that the loading dock is only for trash removal and for the ventilation system.

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. 15-154, 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:

1. Final elevation drawings shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit with particular to

attention façade and street level lighting that is compatible with the first avenue context.

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

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

OPPOSED: None

CARRIED

3. Hearing & Action: Project Development Plan #15-125, 5631 Baum Boulevard, expansion of existing 5 story Structure

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

Bill Sidig representing the applicant gave an overview relating the specifics for the project. They are requesting an expansion of an existing five story structure currently used as offices, grocery store, parking, and a coffee shop.

John Odell the owner of the building stated that he plans to be a good steward to the community's master plan on both sides of Baum Boulevard.

Ellen Labin Architect for the applicant described the specific plans for the structure in detail.

Ken Crawford Civil Engineer for the applicant addressed the concerns by Mr. Brown concerning the Storm Water Management Plan stating that they will capture the rain on the roof to be used for landscaping and flushing.

The Chairwoman called for comments from the Public.

Lenore Williams of the Baum Centre Initiative spoke in support of the plan.

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

Ms. Pezzino asked if there will be a time limit on the parking spots in the driveway?

Mr. Sidig stated that it they will work it out with Crazy Mocha.

Ms. Pezzino asked who will be responsible for the Landscape Management.

Mr. Sidig stated that the staff of the developer will maintain it.

Mr. Brown wanted to know if there will be a filtration system.

Mr. Crawford – 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 Project Development Plan #15-125 for expansion of a five-story mixed-use building based on the application and drawings filed by Baum Boulevard Investors, applicant and owner, with the following conditions:

1. The applicant receives Special Exception and Variances from the Zoning Board of Adjustment;
2. Final construction plans including final elevations, site plans, and stormwater management plan shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit for expansion;
3. The transportation analysis be approved by the City's transportation staff prior to an application for a building permit and any improvements be completed prior to a final occupancy permit;
4. The final landscape plans shall be submitted for review and approval by the Zoning Administrator prior to the issuance of an occupancy permit.

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

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

OPPOSED: None

CARRIED

4. Hearing & Action: Project Development Plan #15-126, 5620 Baum Boulevard, demolition and new construction

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

Bill Sittig representing the applicant gave presentation regarding the plan. The plan is for demolition of expansion of the existing one story structure and new construction of a seven story mixed use structure.

Ellen Levin Architect for the applicant gave an overview of the plans for the structure.

Mike Andrews representing the applicant gave results of the traffic study and addressed concerns raised during the briefing.

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. Mondor stated that this does not look safe for bikes.

Ms. Deitrick asked about the access to the street coming out of the parking lot.

Mr. Andrews stated there is an on demand signal that was just recently installed. The entrance will be on Graham Street.

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 #15-126 for demolition and new construction of a seven-story building based on the application and drawings filed by Baum Corner Investors, applicant and owner, with the following conditions:

1. The applicant receives the necessary variances from the Zoning Board of Adjustment;
2. Final construction plans including final elevations, site plans, and stormwater management plan shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit for new construction;

3. The transportation analysis be approved by the City's transportation staff prior to an application for a building permit and any improvements be completed prior to a final occupancy permit;

4. The final landscaping plans shall be submitted for review and approval by the Zoning Administrator prior to the issuance of an occupancy permit.

MOVED BY Mr. Brown; SECONDED BY Ms. Dick

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

OPPOSED: None

CARRIED

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

5. Luhn Plan of Lots No. 2 (616 Angle Street), 20th 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 Luhn Plan of Lots No. 2, prepared for Jason R. Luhn and Kelly F. Luhn, dated January 12, 2015 and received by the Planning Commission November 10, 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. Askey.

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

OPPOSED: None

CARRIED

6. Demonica Plan of Lots (2325 Jane Street), 16th 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 Demonica Plan of Lots, prepared for Michael J. Demonica, dated October 2, 2015 and received by the Planning Commission November 10, 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. Askey.

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

OPPOSED: None

CARRIED

7. McKean Plan of Lots (426 Leavitt Street), 19th 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 McKean Plan of Lots, 19th Ward, City of Pittsburgh, County of Allegheny, prepared for Joan L. Kimmel by Hampton Technical Associates, Inc. dated June 17, 2015 and received by the Planning Commission November 10, 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. Askey.

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

OPPOSED: None

CARRIED

8. 317 South Main Street (317 S. Main Street), 20th 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 317 South Main Street, LP Lot Consolidation Plan, prepared for Bailey Park Partners, LP, dated October 26, 2015 and received by the Planning Commission November 20, 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. Askey.

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

OPPOSED: None

CARRIED

9. Bailey Park Phase V Plan of Lots (Bailey Way and Science Street), 18th 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 Bailey Park Phase V Plan of Lots, prepared for Bailey Park Partners, LP, dated September 29, 2015 and received by the Planning Commission November 20, 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. Askey.

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

OPPOSED: None

CARRIED

10. Khalil Consolidation Plan (28 Oakland Avenue), 4th 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 Khalil Consolidation Plan, prepared by Michael E. Khalil, dated October 23, 2015 and received by the Planning Commission November 10, 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. Askey.

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

OPPOSED: None

CARRIED

- 11. Station Square #11 (East Carson Street between Smithfield St. and 1st Avenue), 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 November 10, 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. Askey.

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

OPPOSED: None

CARRIED

D. **ADJOURNMENT:**

3:50 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.