

## CITY PLANNING COMMISSION

Minutes of the Meeting of March 22, 2016  
Beginning at 2:11 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Mondor, 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. Burton-Faulk chaired today's meeting and called the meeting to order.

On motion by Mr. Brown and seconded by Ms. Dick, Ms. Deitrick was appointed temporary Vice Chairperson. Roll Call, all ayes. Motion carried.

On motion by Ms. Askey and seconded by Mr. Brown, Ms. Askey was appointed temporary Secretary. Roll call, all ayes. Motion carried.

**A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Pezzino and seconded by Mr. Brown the minutes from the February 23, 2016 meeting were approved. Ms. Detrick abstained.

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

Ms. Burton-Faulk stated that the Commission was in receipt of no correspondence.

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

1. Hearing and Action: Project Development Plan #16-013, 240 4<sup>th</sup> Avenue, exterior renovations, existing parking garage -

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

Shawn Gallagher representing the Parking Authority gave presentation of the plan for exterior renovations at 240 4<sup>th</sup> Avenue. The exterior renovations consist of including repointing, re-sealing, and replacing the existing masonry on all facades; installing new upper-story railings on all facades; installing new aluminum frames for the opening in the circulation towers; and replacing doors, windows and security screens, and installing new windows along the ground level on the north and south facades. The building has no local historic designation and is not in a local historic district.

Mr. Rapasky of Desmone Architects described the plans stated above and showed presentation of the plans including elevation images.

The Chairwoman called for comments from the Public.

Lisa Hobistad co-owner of the Benedum Trees building spoke in opposition due to the noise issues and no collaborative spirit in part of the applicant.

Rob Pfauffman co-owner of the Benedum Trees building spoke in opposition of the plan due to the applicant not working with the community regarding the design process.

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

Ms. Dietrick asked what it will look like. There is nothing there showing her what it will look like.

Mr. Gallagher showed her the rendering.

Ms. Dietrick stated that she would love to see the materials and how the street is being engaged. The renovations need to be shown including the materials.

Mr. Gallagher stated that it is an existing building and the uses currently there will remain in place. There is one merchant Joe's shoe repair.

Ms. Detrick asked why the letters of support are not here today.

Mr. Gallagher stated the were given at the briefing.

Ms. Deitrick wanted to know how the Benedum Trees building owners engaged was.

Mr. Gallagher stated that they were a part of the community process. The Parking Authority has done that.

Mr. Brown wanted to know how the noise issue was addressed.

Mr. Rapasky stated they modified the hours of operation. That was all interior renovations.

Mr. Brown wanted to know what the ROI is for this.

Mr. Gallagher stated 8 million and he did not know the ROI information.

Mr. Rapasky stated the scheduled improvements should extend the building for 25 years.

Mr. Brown asked for the revenue that this particular building is bringing in.

Ms. Pezzino asked about the Right to Know requests.

Mr. Layman stated he cannot speak on the Parking Authorities Right to Know policy.

Ms. Askey wanted to know about the lighting improvements.

Mr. Rapasky stated that it was valued out due to budget restraints. It may be done as a separate project. It's all interior lighting.



2. Hearing & Action: Project Development Plan #16-015, 100 Federal Street, exterior renovations, First National Bank, DR-C

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

Tony Scruppi of Design 3 Architecture representing the applicant presented the plan to remove the existing rubble stone masonry and granite panel/window system. New exterior wall construction with insulation and face brick will occur, along with a new insulated window system. The grounded mounted sign along Federal Street will also be removed. Renderings were shown of the current conditions of the building and the renovations once they are complete. The had meetings with Northside Leadership Council and they only have concerns with the Bike Lane and Minority Owned Business having contract with the applicant and Bike Racks. All those concerns were addressed.

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 stated that the building looks very attractive for the area.

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. 16-015 for exterior renovation based on the application and drawings filed by Design 3 Architects on behalf of the property owner, First National Bank, with the following condition:

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

MOVED BY Ms. Deitrick; SECONDED BY Ms. Dick

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

OPPOSED: None

**CARRIED**

3. Hearing & Action: Project Development Plan #15-091, 208-218 N. Highland Avenue, exterior renovations, UNC

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

David McKlain the Architect for the applicant gave presentation for proposed change to the previously approved plan. The exterior renovations are to an existing three story building. Interior renovations are proposed separate from this application, including a Special Exception for a restaurant use and five new apartments on the upper floors.

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 it looks like it will be a tremendous addition to Highland Avenue.

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 amended Project Development Plan 15-091 for the exterior renovations by Edward Lasoon Jr., property owner, with the following conditions:

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. Dietrick; SECONDED BY Ms. Dick

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

OPPOSED: None

**CARRIED**

4. Hearing & Action: Project Development Plan #16-035, 1435 Bedford Avenue, rooftop HVAC equipment

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

Patrick Russell with Renaissance 3 Architects gave presentation relating to the plans for exterior and roof mounted exhaust stacks at 1435 Bedford Avenue. The stacks are for the dilution and expulsion of gasses from specialized research labs. 3 Stacks 32 feet tall they will be supported by a base plate to hold the stacks appropriately or impede the view of the building.

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 #16-035 for exterior renovation based on the application and drawings filed by Renaissance 3 Architects on behalf of the property owner, Pittsburgh Gateways.

MOVED BY Ms. Pezzino; SECONDED BY Ms. Askey

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

OPPOSED: None **CARRIED**

Mr. Brown left the meeting at 3:23 p.m.

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

5. Alcosan Plan of Lots (Stafford Street at West Carson Street), 20<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 Allegheny Sanitary Authority and WJB Entities, LLC Plan of Lots, prepared for the Allegheny County Sanitary Authority and WJB Entities, LLC, dated March 30, 2015 and received by the Planning Commission on March 22, 2016 be scheduled for final review on April 5, 2016.

**NO MOTION NEEDED**

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

6. Noble Manor Revision #3 Plan of Lots (2350 Noblestown Road), 28<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 Noble Manor Revised #3 Plan of Lots, prepared for the Chessland Street Associates, LLC, dated January 20, 2016 and received by the Planning Commission March 22, 2016 be scheduled for final review on April 5, 2016.

**NO MOTION NEEDED**

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

7. Almono Plan Revision No. 1 (Second Avenue between Greenfield Avenue and Tecumseh Street), 15<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 Almono Plan Revision No. 1, prepared for the Almono Partnership, dated January 26, 2016 and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

8. Lawrenceville Technology Center Plan of Lots (Hatfield Street), 9<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 Lawrenceville Technology Center Plan of Lots, prepared for the RIDC, dated January 30, 2016 and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

9. The Bakery Village Plan of Lots, 7<sup>th</sup> Ward, Penn Avenue and Putnam Street, 7<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 Bakery Village Plan of Lots, 7<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Bakery Square 2 Agent, L.P. dated January 3, 2016 and received by the Planning Commission January 3, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

10. Papadakis Consolidation Plan (141 Jillson Avenue), 19<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 Papadakis Consolidation Plan submitted by Anthony Papadakis dated November 18, 2015 and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

11. The Brian J. Young Jane Street Plan of Lots (2511 Jane Street), 16<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 Brian J. Young Jane Street Plan of Lots submitted by Brian J. Young, dated July 22, 2014, and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

12. Chan Real Estate LP Consolidation Plan (3340 Smallman Street), 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 Chan Real Estate LP Consolidation Plan, submitted by Chan Real Estate, LP dated February 15, 2016 and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

**CARRIED**

13. Family Links Consolidation Plan (423 Selma Street), 11<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 Papadakis Consolidation Plan, submitted by Vintage, Inc. dated February 6, 2016 and received by the Planning Commission March 22, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick.

IN FAVOR: Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

Director Gastil reported that they are in the midst of many things the IPOD it will now go to Council. The Affordable Housing Task Force is currently holding the Deliberative Democracy Forums and they have been well attended and very successful.

D. **ADJOURNMENT:** 3:38 p.m.

APPROVED BY: Julie Pezzino  
ACTING SECRETARY

Attachments

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