

CITY PLANNING COMMISSION

Minutes of the Meeting of June 14, 2016
Beginning at 2:24 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
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. ACTION ON THE MINUTES

On a motion duly moved by Ms. Pezzino and seconded by Ms. Burton-Faulk the minutes from the May 31, 2016, meeting were approved. Ms. Deitrick abstained.

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

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

- Letter from Audrey Glickman regarding 5500 Forward Avenue.
- Letter from Mary Shaw regarding Forward Avenue.
- Letter from Jon Webb regarding Forward Avenue.
- Letter from Scot Bricker regarding Forward Avenue.
- Letter from Squirrel Hill Urban Coalition regarding 5600 Forward Avenue.

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

1. Hearing and Action: Project Development Plan #16-092, 3224 Boulevard of the Allies, demolition, OPR-D

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

Ben Kelly of Oxford Development gave presentation of plans for demolition of one structure in the Oakland Public Realm. He reviewed the existing conditions of the structure and the temporary lane closures during the demolition and reviewed safety requirements for demolition.

The Chairwoman called for comments from the Public.

Eleana Zotsof of Ophelia Street asked about the spraying will it be constant or will it depend on the worker to operate it and where will the workers park. What are ENS controls? How many Saturdays will they work?

Millie Sas of Ophelia Street wanted to know if there will be a 24 hour contact with issues related to the site and can it be posted somewhere on the site. Where will the detour signs be posted and who will take them down? The gate on Ophelia Street is for emergencies only are there plans to use the gate and will it be locked during construction.

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

Ms. Mondor asked if applicant will answer the questions.

Mr. Kelly stated that there will be plans for parking either on site or if needed they will shuttle them in. The machines will do the constant spraying. Erosion and sediment controls are rolls of fabric to keep any soils from washing into the street. There will be no Sunday work and cannot give a number of Saturdays they will work. There will not be a 24 hour contact number, a number of community outreach meetings were held and contact information was given at that time. They may also use the city's 311 for code compliance.

D. CONTINUED HEARING AND ACTION

2. Continued Hearing & Action: Zone Change Petition #787, File #800, 5600 Forward Avenue

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

Mike Kutzer, Vice President with the Buncher Company gave presentation relating to the request made by the Planning Commission. He stated that they have held a number of community meetings and they went well. He also reviewed the prior request made in the previous meeting. They want this zone change in order to make the property more marketable.

The Chairwoman called for comments from the Public.

Audrey Glickman of Beechwood Boulevard spoke in opposition to the plan.

Richard Feder of the Squirrel Hill Urban Coalition spoke in support of the plan providing the applicant notify the community about the future plans for the site.

Mary Shaw of Squirrel Hill spoke in support but would like to see the parcel used for bicycle or pedestrian trails.

Roy Weil of Squirrel Hill wants to see an enforceable requirement concerning the pedestrian pathway.

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

Ms. Mondor stated we can recommend approval or denial of these two we cannot put conditions on it. The Zoning change has nothing to do with the Lot Consolidation. She asks Mr. Layman to clarify.

Mr. Layman stated the commissions' role is to make a recommendation to approve or denial with conditions. It is pretty narrow in this case, either approval or denial putting a condition on a map change is not something authorized in the Zoning Code.

Ms. Pezzino wanted to know if the Buncher did state they are not committed to meeting with the Community Groups.

Mr. Kutzer stated that they did state that.

Ms. Detrick asked why they would walk out of a public meeting.

Mr. Kutzer stated that they did walk out because of the disparaging remarks.

Ms. Deitrick questioned two conflicting letters received.

Mr. Kutzer said there were two meetings held.

Ms. Deitrick stated that the letter on 4-4-16 had different issues none of which are addressed.

Mr. Kutzer stated that they are not here for anything but a Zone Change. There are no plans they just want to make the site marketable.

Ms. Burton-Faulk stated that the commissioners' role today is to recommend to council.

Ms. Dick wanted to know if they do not recommend will it stop the public process.

Ms. Mondor stated that it does not.

Ms. Pezzino stated that any plan that comes to this site will have to come before this body again.

Ms. Mondor stated no matter what we vote it will go before City Council.

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 #787 to rezone five parcels totaling approximately 45,437 square feet owned by the Buncher Company at the corner of Forward Avenue and Beechwood Boulevard from Two-Unit Residential Low Density and Parks (P) to Local Neighborhood Commercial (LNC).

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

IN FAVOR: Burton-Faulk

OPPOSED: Deitrick, Pezzino, Askey, Dick, Mondor **FAILED**

MOTION: That the Planning Commission of the City of Pittsburgh recommends Denial to City Council of Zone Change Petition #787 to rezone five parcels totaling approximately 45,437 square feet owned by the Buncher Company at the corner of Forward Avenue and Beechwood Boulevard from Two-Unit Residential Low Density and Parks (P) to Local Neighborhood Commercial (LNC).

MOVED BY Ms. Deitrick; SECONDED BY Ms. Askey

IN FAVOR: Detrick, Pezzino, Askey, Dick, Mondor

OPPOSED: Burton-Faulk **CARRIED**

7. Emerald on Centre Consolidation Plan, 5739 Centre Avenue, 8th 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 Emerald on Centre Consolidation Plan submitted by Emerald on Center Apartments, LP dated May 13, 2016 and received by the Planning Commission June 14, 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. Askey; SECONDED BY Ms. Dick

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

OPPOSED: None **CARRIED**

Ms. Mondor recused herself from this motion.

8. Saddle Light Plan of Lots, 2 Boggs Avenue, 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 Saddle Light Plan of Lots, submitted by Saddle Light Capital, LLC, dated April 20, 2016 and received by the Planning Commission June 14, 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. Deitrick; SECONDED BY Ms. Burton-Faulk

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

OPPOSED: None **CARRIED**

- 9. Noble Manor Revision #4 Plan of Lots, 2350 Noblestown Road, 28th 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 Noble Manor Revised #4 Plan of Lots, prepared for the Chessland Street Associates, dated March 30, 2015 and received by the Planning Commission June 14, 2016 be scheduled for final review on June 28, 2016.

MOVED BY Ms. Dick; SECONDED BY Ms. Deitrick

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

OPPOSED: None **CARRIED**

- 10. The Buncher Company Lot Consolidation Plan, 5600 Forward Avenue, 14th and 15th 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 comments from the public.

Audrey Glickman spoke in opposition of the plan due to the status of the paper street. The owners have not paid any taxes until this year.

Roy Weil spoke in opposition of plan.

Ms. Deitrick wanted to know the implications of 3 plans on the lot.

Mr. Miller stated that there is no requirement that all lots be zoned the same.

The Chairwoman called for a motion.

MOTION: That Buncher Company Lot Consolidation Plan, submitted by the Buncher Company, dated January 21, 2016 and received by the Planning Commission June 14, 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. Burton-Faulk; SECONDED BY Ms. Pezzino

IN FAVOR: Mondor, Burton-Faulk, Pezzino

OPPOSED: Deitrick, Dick, Askey

FAILED

F. Director's Report

Mr. Gastil asked the Commission to please speak loud and clear in the microphone so that the minutes are correctly recorded.

Ms. Mondor requested that the commission have an Executive Session.

On motion by Mr. Burton-Faulk and seconded by Ms. Detrick the Commission took a recess for an Executive Session. Roll call, all ayes. Motion carried.

On motion by Ms. Deitrick and seconded by Ms. Pezzino, Ms. Askey was appointed Temporary Secretary of today's meeting. Roll call, all ayes. Motion carried.

G. ADJOURNMENT: 4:45 p.m.

APPROVED BY: Jennifer Askey
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.

