

CITY PLANNING COMMISSION

Minutes of the Meeting of February 18, 2014
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Wrenna Watson,
Reidbord, Thomas, Myers, Valentine,
Byrne

PRESENT OF THE STAFF: Ismail, Tymoczko, Hanna, Rakus,
O'Neill

AGENDA ITEMS COVERED IN THESE MINUTES

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1. Critelli Consolidation Plan of Lots (Hazelwood Avenue between Notley and Bray Streets), 15 th Ward	2
2. St. George Orthodox Cathedral Consolidation Plan (Dawson Street), 4 th Ward	2
3. Sarah Street Plan of Lots (Sarah Street between 10 th Street and 11 th Street), 17 th Ward	3
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5. Rivertech Associates Plan of Lots Revision to Lot 7 (South Water Street), 18 th Ward	4
6. Gitnik-Svrcek Consolidation Plan (Fingal Street and Rutledge Street), 19 th Ward	4
7. Hearing and Action: PDP #09-11, 400 North Shore Drive, revisions to condition of approval	5
8. Hearing and Action: PDP #14-03, 3119 Forbes Avenue, UPMC demolition	
9. Hearing and Action: PDP #14-04, 118 Craft Avenue	

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

A. ACTION ON THE MINUTES

Minutes were not available.

B. CORRESPONDENCE

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

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

7. For Hearing and Action: Project Development Plan #09-11, 400 North Shore Drive, Amendment to Condition of Approval, Stage AE

Ms. Tymoczko made a presentation in accord with the attached staff report. Ms. Tymoczko stated that this was before the Commission in 2009 and it is the approval for Stage AE, at that time there was concern about the adjacent parking and open space area next to the facility. The Commission requested a revised plan that was more in keeping with the North Shore Master Development Plan. The applicant asked for additional time, the original approval allowed for three years for a new application with additional open space.

Ms. Tymoczko said they have asked for additional time, we brought this back once in 2012, when the three years expired. They were in the process of preparing a revised plan at the time, what has happened since is there is bending litigation between all parties. They have asked for additional time for that to be settled. Ms. Tymoczko said they are asking for an extension of time to the last meeting of the summer with is August 5, 2014. Ms. Tymoczko recommended approval of the proposal.

The Chairwoman called for comments from the public, there being none, the Chairwoman asked for questions or comments from the Commission members.

Mr. Thomas said it has been five years, if the conditions of approval aren't met what are the consequences. Ms. Tymoczko said their occupancy could be in jeopardy, not certain of the legal process. Mr. Thomas said but no plan has been presented, I know in 2012 there was a plan that was developing, is there anything else other than what was presented. Ms. Tymoczko said she believes that it is still the same plan with some additional features but they want to make certain that all of the issues are resolved before we bring anything back.

Mr. Reidbord said the motion is to extend the date to August 5 with the understanding that it is due to pending litigation.

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 a revised amended condition to Project Development Plan No. 09-11, approved for construction of a two-story, 36,000 sq. ft. indoor/outdoor entertainment complex as Public Assembly, General: with a 150 – space accessory parking area as follows:

1. That by August 5, 2014, a new Project Development Plan application including a site plan of the subject property shall be submitted for review and approval, substantially consistent with its presentation in the North Shore Master Development Plan dated April 2009 Revised and as depicted in the conceptual plan entitled "PromoWest Entertainment Complex – Rendered Phase II Plan

View” dated June 19, 2009. In the event a new plan is not submitted in accord with the condition as amended, the certificate of occupancy will expire until such time as a plan is submitted consistent with the North Shore Master Development Plan dated April 2009 Revised and as depicted in the conceptual plan entitled “PromoWest Entertainment Complex – Rendered Phase II Plan View” dated June 19, 2009.

MOVED BY Mr. Reidbord;

SECONDED BY Mr. Valentine.

IN FAVOR: Watson, Reidbord, Thomas, Myers, Valentine, Byrne

OPPOSED: None

CARRIED

8. Hearing & Action: Project Development Plan #14-03, 3119 Forbes Avenue, UPMC Demolition.

Ms. Tymoczko made a presentation in accord with the attached staff report and illustrations. Ms. Tymoczko introduced the applicant to describe the project.

Mr. Chris Sculli from Nova Environmental representing UPMC presented the project and stated that the front left corner of the building is in structural failure. Mr. Sculli stated that the retaining wall on the property will be repaired.

Ms. Tymoczko recommended approval of the proposal with conditions.

The Chairwoman called for comments from the Public, there being none, the Chairwoman called for questions and comments from the Commission members.

Mr. Thomas asked the timeframe and Mr. Sculli stated they would like to start as soon as possible and the landscaping done by the end of May. Mr. Thomas asked about the mulch pile and Mr. Sculli stated that it will be 5 to 6 feet wide and 5 or 6 inches high.

Mr. Thomas asked if this is for future development and Mr. Sculli stated that there isn't anything planned right now.

Mr. Reidbord asked how does the Commission insure that it happens, there is no occupancy permit at the end. Ms. Tymoczko said they can ask Building Inspection to follow-up and Mr. Reidbord asked if they would be fined if it isn't completed per the plan because we have had demolitions in the past that aren't finished.

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 #14-03, for the demolition of the existing building located 3119 Forbes Avenue, also identified as Block No. 28-J, Lot Number 184 in the Allegheny County Block and Lot System, based on the application filed by Nova Environmental Services, Inc., agent on behalf of UPMC, property owner, subject to the following condition:

That a final site plan including any fencing and landscape details be submitted to the Zoning Administrator for approval, prior to issuance of a demolition permit.

MOVED BY Mr. Valentine;

SECONDED BY Mr. Thomas

IN FAVOR: Watson, Reidbord, Thomas, Myers, Valentine, Byrne

OPPOSED: None

CARRIED

9. Hearing & Action: Project Development Plan #14-04, 118 Craft Avenue, University of Pittsburgh demolition

Ms. Tymoczko made a presentation in accord with the attached staff report and illustrations, this property is around the corner from the prior plan. Ms. Tymoczko recommended approval of the proposal with conditions.

Mr. Sculli stated that the property has been vacant for ten years and vandalized in the past and the University of Pittsburgh has determined the need to demolish the property. This will be the same process as 3119 Forbes Avenue.

Eli Shorak, Associate Vice Chancellor for Business for the University of Pittsburgh was present for questions.

The Chairwoman called for comments from the public, there being none, the Chairwoman called for questions or comments from the Commission members.

Mr. Thomas said that since this is an old house are there any plans to salvage and Mr. Sculli said they are looking into that with Construction Junction and stated that the asbestos removal has been done.

Mr. Thomas asked about the time frame and Mr. Sculli responded immediately and a green space there by the end of May.

Mr. Thomas asked if there is any fencing planned and the response was there isn't a plan for fencing but they will be placing bollards, it will be green space. Mr. Thomas said it isn't going to become a permanent park.

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 #14-04, for the demolition of the existing building located at 118 Craft Avenue, also identified as Block No. 28-J, Lot Number 130 in the Allegheny County Block and Lot System, based on the application filed by Nova Environmental Services, Inc., agent on behalf of the University of Pittsburgh, property owner, subject to the following condition:

That a final site plan including any fencing and landscape details be submitted to the Zoning Administrator for approval, prior to issuance of a demolition permit.

MOVED BY Mr. Reidbord;

SECONDED BY Ms. Myers

IN FAVOR: Watson, Reidbord, Thomas, Myers, Valentine, Byrne

OPPOSED: None

CARRIED

E. **ADJOURNMENT:**

2:30 p.m.

APPROVED BY:

John Valentine
ACTING SECRETARY

Attachments

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