

CITY PLANNING COMMISSION

Minutes of the Meeting of October 21, 2014
Beginning at 2:04 p.m.

PRESENT OF THE COMMISSION: Vice Chairwoman Barbara Valaw,
Askey, Spruill (via telephone), Burton-Faulk,
Blackwell

PRESENT OF THE STAFF: Layman, Hanna, Rakus, O'Neill, Ray

AGENDA ITEMS COVERED IN THESE MINUTES

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1. PDP #14-92, 4907 Baum Blvd, Rahal Garage, accessory parking	2
2. PDP #13-17, 123 N. Highland, Hotel Indigo extension	3
3. PDP #14-88, 400 North Shore Drive, Stage AE, parking plan	4
4. CB #2014-0516, Zone Change, Homewood South	5
5. Niles St. Plan of Lots No. 1 (Niles Street at Cologne Street), 16th Ward	6
6. Rizzo-Tracey Plan of Lots (Virginia Avenue and LaBelle Street), 19th Ward	7
7. AFGK – Penn Avenue Consolidation Plan (Penn Ave. and Sixteenth Street), 2nd Ward	8
8. Dipietro Consolidation Plan (Gladstone St. north of Hilltop Street), 15th Ward	9
9. Hampton Street Consolidation Plan (Hampton St. and Heath Avenue), 10th Ward	10
10. South Side Works Plan of Lots No. 29 (Sidney St. and S. 26th Street), 16th Ward	11
11. Pittsburgh Police Federal Credit Union Consolidation Plan, Chartiers Avenue, 20th Ward	12

Ms. Valaw chaired today's meeting and called the meeting to order at 2:04 p.m. In the absence of Mr. Gitnik, Ms. Burton-Faulk was appointed the Acting Secretary.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Burton-Faulk and seconded by Ms. Askey the minutes from the October 7, 2014 meeting were approved.

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

Ms. Valaw stated that the Commission was in receipt of two pieces of correspondence and a flyer about a community celebration in the Homewood Community.

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

- 1. Hearing and Action: Project Development Plan #14-92, 4907 Baum Boulevard, Rahal Garage, accessory parking

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

Greg Sabatora General Manager of the Bobby Rahal Group stated that they are before the commission today for approval of a parking structure at their current location. They have presented to the following groups without opposition; Bloomfield Citizens Council, The Baum Center Initiative and The Bloomfield Development Corporation and he submitted copies of support letters to be entered in the record.

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. Ms. Blackwell commended the Rahal Group for being considerate of the community members and residents.

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 #14-92 for the construction of a three story garage accessory to an existing auto dealership, based on the application and drawings filed by the Graves Design Group, on behalf of Team Rahal of Steel City, Inc., property owner, with the following conditions:

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

b. 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 Ms. Askey; SECONDED BY Ms. Blackwell

IN FAVOR: Valaw, Askey, Spruill, Burton-Faulk, Blackwell

OPPOSED: None

CARRIED

4. Hearing & Action: Council Bill #2014-0516, Zone Change, Homewood South

Ms. Blackwell recused herself from this vote due to her relationship with the Animal Rescue League.

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

Todd Reidbord, volunteer on behalf of the Animal Rescue League. The Animal Rescue League is on corner of Fifth and Hamilton Avenue and has been the community since the 1960s. The agency has since outgrown their current facility and would like to stay in the area. Tom Price of Strada Architects presented information on the site plans for the Agency. There has been a series of meetings with the Community. Operation Better Block has submitted a letter of support of this project. The design of the site will include a community room for use by the community. They are requesting the re-zoning of the property to move forward. The Chairwoman called for comments from the Public.

Betty Pressley property owner of 6957 Hamilton Avenue stated that she was the only person on her block that received the zoning notices. And she feels that she is being pushed out and would like consideration of the fact that she has been there since the 60s.

Karen Gilliam President of the Homewood Concerned Citizens Council asked for the Commission to postpone this action due to the fact that none of the citizens other than Mrs. Pressley in this area received the notices to her knowledge.

John Burns 6830 Thomas Boulevard he is a member of the North Point Breeze Planning and Development Corporation and the Animal Rescue met with us concerning this with no opposition from the group. He wanted to go on record to state that he supports the change.

Mr. Layman stated that based on the information from Allegheny County Real Estate Department all parcels in the area were notified at their respective address and 10 signs were posted in the area.

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

Ms. Burton-Faulk stated the community input is important. There was legal notices posted in the area and she believes that if one person got notified others more than likely did. This is an enhancement to the area, as a business owner Mrs. Pressley it could be good opportunity to enhance your business.

Ms. Askey any zoning changes will be voted on by City Council.

Mr. Layman stated that the Planning Commission will make the recommendation to City Council and the community will be notified within 21 days of the meeting.

D. ADJOURNMENT:

3:08 p.m.

APPROVED BY:

LaShawn Burton-Faulk
ACTING SECRETARY

Attachments

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