

CITY PLANNING COMMISSION

Minutes of the Meeting of April 7, 2015
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor, Valaw, Gitnik, Brown, Askey, Spruill, Burton-Faulk, Blackwell, Deitrick

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer

AGENDA ITEMS COVERED IN THESE MINUTES

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4. Project Development Plan #15-018, 5500 Baum Blvd., demolition and new construction	
5. South Side Works Plan of Lots No. 30 (Water Street and Tunnel Street), 16 th Ward	
6. Tomley Subdivision Plan (Windermere Drive), 14 th Ward	
7. Walnut-South Highland Street Plan of Lots (Penn & Highland Avenues), 8 th Ward	
8. St. Wendelin Subdivision No. 2 (Custer and Waterman), 29 th Ward	
9. DG Buttermilk A Major Subdivision (Buttermilk Hollow Road), 31 st Ward	

Ms. Mondor chaired today’s meeting and called the meeting to order.

A. ACTION ON THE MINUTES

None available.

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

Ms. Mondor stated that the Commission was in receipt of one piece of correspondence pertaining to the Baum Boulevard project from the Bellefield Area Citizens Association.

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

- 1. Hearing and Action: Project Development Plan #15-033, 777 Casino Drive, loading dock renovations

Ms. Rakus made a presentation in accord with the attached staff report and illustrations included in Attachment D. Ms. Rakus read the staff recommended motion and proposed condition into the record and then introduced the applicant.

Bud Green, Assistant General Manager for the Rivers Casino stated that they are planning to build a secured area for the armored car drop off and pick up. The state police are in full support of this proposal. Mr. Green introduced the architect, Jeffrey Davis.

Mr. Davis presented a Power Point presentation of the project.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners. Mr. Brown asked if there would be cameras and Mr. Davis said they will have all the camera coverage required by the PA Gaming Board.

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 approve Project Development Plan #15-033, for the exterior renovations at the Rivers Casino, located at 777 Casino Drive, based on the application and drawings filed by FourtyEight Architecture on behalf of Rivers Casino, property owner, with the following condition:

- a. Final site plan and elevations shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.

MOVED BY Ms. Blackwell;

SECONDED BY Ms. Valaw.

IN FAVOR:

Mondor, Valaw, Gitnik, Brown, Askey, Spruill, Burton-Faulk, Blackwell, Deitrick

OPPOSED:

None

CARRIED

2. Hearing & Action: Project Development Plan #15-01, 1553 Grandview Avenue, demolitions, GPR-B

Mr. Layman made a presentation in accord with the attached staff report. The proposal is to seed the lot after demolition, it may return to the Planning Commission at some time in the future for further development. Mr. Layman turned the presentation over to the applicant.

Marianne Snodgrass, Attorney for Grandview Commons, stated that they are assembling parcels for future development. They currently have 23 parcels, 6 in the 1600 block and 17 in the 1500 block of Grandview. They have been demolishing the properties as they acquire them and seed and maintain the properties as grassy areas. This property had a water leak while it was vacant that they were unaware of that caused extensive property damage.

Mr. Layman recommended approval of the proposal.

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

Ms. Valaw asked if they are waiting for the remaining properties to become available before developing. Ms. Snodgrass said they have looked at other lots but their focus at this time is just in this block. They will be developing in a not too distant future after other projects are completed.

Ms. Dietrick asked if they have offers on other properties to fill out the area and Ms. Snodgrass stated that they have looked at the possibility of other lots but that was several years ago and not at present.

Ms. Mondor said they are to review the demolition and are not asked to rule on their intent at this time, they aren't coming to us with a development proposal at this time.

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 #15-01, for the demolition at 1553 Grandview Avenue and based on the application and drawings filed by Grandview Commons, L.P., property owner.

MOVED BY Ms. Blackwell;

SECONDED BY Ms. Valaw

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Askey, Spruill, Burton-Faulk, Blackwell, Deitrick

OPPOSED: None

CARRIED

3. Hearing & Action: Site Plan Review #15-009, 4101 Bigelow Boulevard, Schenley Apartments

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus stated that the application includes 180 dwelling units. The project has also been reviewed by the Historic Review Commission. Ms. Rakus recommended approval of the proposal with recommended conditions and turned the presentation over to the applicant.

Dusty Elias Kirk, Reed Smith, presented an overview of the project.

Sean Beasley, Strada Architecture presented a PowerPoint presentation and stated that all of the units are adaptable.

Cindy Jampole, Trans Associates, summarized the traffic study.

Dusty Elias Kirk closed their presentation.

The Chairwoman called for comments from the Public.

Norman Clearly, President Schenley Farms Civic Association, provided written testimony and stated their concerns.

Councilman Dan Gillman stated that they are in full support.

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

Commission discussion around Type A accessible units and asbestos remediation.

Staff recommended motion amended to include a requirement that the developers work with the Council office concerning a traffic signal.

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 that the Zoning Administrator approve Site Plan Review #15-009, for interior and exterior renovations, including new dwelling units, based on the application and drawings filed by Reed Smith LLP on behalf of PMC/Schenley HSB Associates, LP, property owner, with the following conditions:

a) Final construction plans including site plans, elevations and materials shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit.

b) The amended traffic and transportation plan shall be reviewed and approved by the City's traffic and transportation planners prior to an application for a building permit. Work with Councilman's office to pass.

c) Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Blackwell;

SECONDED BY Ms. Valaw

IN FAVOR: Mondor, Valaw, Gitnik, Askey, Burton-Faulk, Blackwell, Dietrick

ABSTAIN: Brown, Spruill

OPPOSED: None

CARRIED

4. Hearing & Action: Project Development Plan #15-018, 5500 Baum Boulevard, demolition and new construction

Mr. Layman made a presentation in accord with the attached staff report. This project is being reviewed by the Zoning Board of Adjustment and they have not rendered their decision as yet. The project was also reviewed by staff design review and CDAP. Mr. Layman recommended approval of the proposal with staff recommended conditions.

Ms. Kramer summarized CDAP's recommendations and turned the presentation over to the developer.

Bill Sittig presented an overview of the project.

Andrew Kotchen, Architect, presented a PowerPoint presentation of the project.

Cindy Jampole, Trans Associates, reviewed the traffic report.

The Chairwoman called for comments from the Public.

Lenore Williams, Baum Centre Initiative, in favor.

David Onufer, 4787 Cypress Street, in favor.

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

Ms. Spruill stated that she will always attempt to have the developers include more assessable units in their projects. Ms. Mondor expressed concern over the traffic entering and leaving the building.

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 No. 15-018 for demolition and new construction of a seven-story mixed-use building based on the application and drawings filed by Moshier Studio on behalf of Vitmore L.P., property owner, with the following conditions:

1. Final construction plans including final elevations and site plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit for new construction:
2. All necessary variance and Special Exceptions approvals, as determined by the Zoning Board of Adjustment, shall be granted prior to application for a structural building permit;
3. All improvements to the right-of-way shall be reviewed and approved by the Art Commission where applicable and the Department of Public Works prior to issuance of an occupancy permit;

Ms. Spruill had to leave.

E. PLAN OF LOTS (See Attachment C.)

5. South Side Works Plan of Lots 30 (Water Street and Tunnel Blvd.), 16th Ward

Ms. Kramer made a presentation in accord with the attached staff report and stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the South Side Works Plan of Lots No. 30, City of Pittsburgh, County of Allegheny, prepared for the Urban Redevelopment Authority of Pittsburgh by Mackin Engineering Company, dated December 17, 2014 and received by the Planning Commission March 24, 2015 and for final review on April 7, 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. Blackwell; SECONDED BY Ms. Valaw

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Askey, Blackwell, Burton-Faulk, Deitrick

OPPOSED: None **CARRIED**

6. Tomley Subdivision Plan (Windermere Drive), 14th Ward

Ms. Kramer made a presentation in accord with the attached staff report and stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Tomley Subdivision Plan, 14th Ward, City of Pittsburgh, County of Allegheny, prepared for John E. & Donna Marie Tomley by AWK Consulting Engineers & Surveyors, dated January 30, 2015 and received by the Planning Commission April 7, 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. Blackwell; SECONDED BY Ms. Valaw.

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Askey, Blackwell, Burton-Faulk, Deitrick

OPPOSED: None **CARRIED**

ADJOURNMENT:

3:45 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.