

CITY PLANNING COMMISSION

Minutes of the Meeting of September 1, 2015
Beginning at 2:41 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Brown (via phone), Askey, Burton-Faulk
(via phone), Blackwell

PRESENT OF THE STAFF: Layman, Hanna, Rakus, Kramer, Miller,
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. Blackwell and seconded by Ms. Askey the minutes from the July 28, 2015 meeting were approved.

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

Ms. Mondor stated that the Commission was in receipt of correspondence from Penn Dot indicating that they are starting state plan rail meetings on September 15, 2015 at the Pittsburgh Amtrak Station from 6-8 p.m.

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

1. Hearing and Action: Project Development Plan #15-091, 208-18 North Highland Avenue, exterior renovations

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

Tom Demco with Cannon Design gave detail of the façade renovation stating the building has served its purpose and the building is in serious deterioration. The building will house apartments on the 2nd floor and an office retail space on the 1st floor.

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.

There being no 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 #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. Askey; SECONDED BY Ms. Blackwell.

IN FAVOR: Mondor, Brown, Askey, Burton-Faulk, Blackwell

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan #15-119, 947 Penn Avenue, exterior renovations

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

Kerry Soloman of DLA Plus Architects gave detail of the renovation plans for the restaurant.

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 the Project Development Plan #15-119, for exterior renovations, based on the application and drawings DLA+ Architecture and Interior Design on behalf of Big Y Group and IA Lodging Pittsburgh Penn Dst with the following conditions:

1. Final site plan and elevation drawings shall be reviewed and approved by the Zoning Administrator prior to application for a building permit.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Askey

IN FAVOR: Mondor, Brown, Askey, Burton-Faulk, Blackwell

OPPOSED: None

CARRIED

3. Hearing & Action: Final Land Development Plan #15-118, Hotel Indigo PTC, 345 Technology Drive, new construction hotel

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

Gerald Williams of the Urban Redevelopment Authority gave history of the project and details for the plan and explained adjustments based on recommendations of staff.

Brian Devina of Devina Associate Architects presented facts on the scope of the project.

The Chairwoman called for comments from the Public.

Insert notes.

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

Ms. Mondor asked for an explanation road realignment of the Bates Street Extension area drop off.

Mr. Williams stated that the island will be put in to deflect any movement from the left turn lanes as suggested by CDAP. This option will allow staking in the future.

Ms. Mondor would like make sure that the drop off is understood by the Hotel.

Ms. Blackwell asked about the natural pathways.

Mr. Devina stated that it will be more of a plaza as suggested by CDAP and separate it by ballards.

Mr. Brown asked when the last traffic study was.

Mr. Layman stated that it was done in 2005 for the Technology Center. The Department of the Public Works does not require a new study at this time.

Mr. Brown feels that there is a traffic issue. Is there any new data since 2005 to kind of confirm that this will not be an added adverse impact?

Mr. Layman stated that staff felt that there is already capacity in the system to support this project.

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 Final Land Development Plan application No. 15-118, to construct a new six-story hotel structure in accordance with the application and drawings submitted by Northpointe Development Group, LLC, on behalf of the Urban Redevelopment Authority of Pittsburgh, property owner, with the following conditions:

1. Final construction plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit;
2. A final Stormwater Management Plan shall be reviewed and approved by City Planning prior to approval of an application for a building permit;
3. Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Askey

IN FAVOR: Mondor, Brown, Askey, Burton-Faulk, Blackwell

OPPOSED: None

CARRIED

9. The Tirimacco Plan (Tripoli Street and & 911, 913 Middle Street), 23rd 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 Tirimacco Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, prepared for Charlie Town Capital, LLC; Kara Tirimacco; and Michael B. Kirkpatrick by Tait Engineering, Inc. dated June 10, 2015 and received by the Planning Commission September 1, 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. Askey;

SECONDED BY Ms. Blackwell.

IN FAVOR: Mondor, Brown, Askey, Blackwell, Burton-Faulk

OPPOSED: None

CARRIED

Mr. Layman reported to the commission that the official minutes of the Heinz Field Impact meeting will be distributed to all commission members. The meeting was well attended and was a great meeting and very productive.

The Emerald on Center development meeting was held with BCI and Oxford Development and Councilwoman Gross' office and City Planning Staff. There will be some rough drafts for review soon.

Ms. Mondor asked Ms. Burton-Faulk for remarks concerning the Heinz Field meeting. She stated that it was a full house all people that mattered and would make impact were in attendance. It was a truly productive meeting and people were made aware what the community was looking for and the deliverables have already begun. "Thank you Mr. Layman for putting this together and thank you commissioners for supporting this."

On motion by Ms. Blackwell and seconded by Ms. Mondor, Ms. Jennifer Askey was appointed Acting Secretary of today's meeting. Roll call, all ayes. Motion carried.

On motion by Ms. Askey and seconded by Ms. Mondor, Ms. Free Blackwell was appointed Vice Chairperson of today's meeting. Roll call, all ayes. Motion carried.

D. ADJOURNMENT:

3:30 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.