

**CITY PLANNING COMMISSION**

Minutes of the Meeting of September 15, 2015  
Beginning at 2:15 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Christine Mondor,  
Gitnik, Brown, Askey, Blackwell (via phone)

**PRESENT OF THE STAFF:** Layman, Hanna, Rakus, Ray

**AGENDA ITEMS COVERED IN THESE MINUTES**

<b>Item</b>	<b>Page No.</b>
1. Project Development Plan #15-135, 428 Forbes Avenue, Pittsburgher High Wall Signs, GT-B	2
2. Land Use Control File C-791, Zone Change Petition No. 780, Council Bill #2015-1805	3
3. Wickliff Street Plan of Lots	6
5. Emerald-URA Lot Consolidation Plan Park 1 (Village Road), 28 <sup>th</sup> Ward	7
4. Plummer 47 Residences Plan (4644 Plummer Street), 9 <sup>th</sup> Ward	8
5. E. Stanton Plan of Lots (Stanton Avenue and Dresden Way) 10 <sup>th</sup> Ward	9
6. Revision of Freedland Plan of Lots (1319 Carnahan Road), 20 <sup>th</sup> Ward	10
7. Zodiac-Torrents Plan of Lots (Torrens Street), 12 <sup>th</sup> Ward	11

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

**A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Askey and seconded by Mr. Brown the minutes from the September 1, 2015 meeting were approved. Mr. Gitnik abstained.

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

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

- Letter from Kevin P. Reilly opposing the Zone Change Petition 780.
- Letter opposing the Bakery Square from the Village of Shadyside



2. Hearing & Action: Land Use Control File C-791, Zone Change Petition No. 780, Council Bill #2015-1805

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

Dave Montgomery of October Development one of the property owners involved gave a presentation of the request stating the rezoning relates to R1AH district which is sort of the rest of the block.

Ed Graff 607 Lockhart Street gave statement in support of the rezoning.

Christopher Rosselot 1019 Vinial Street stated that community meetings held in December and January where the community voted in favor.

Dave Montgomery stated that the plan meets criteria #3 of the Zoning Code and it also meets criteria #4 under Benyon Report from 2001.

Jim McMullan East Ohio Street discussed the Detrimental Impact and Shadow Study which showed that this plan has met criteria #8.

The Chairwoman called for comments from the Public.

Councilwoman Darlene Harris stated that this project will be good for the community.

Mike Espanoza 836 Phineas Street spoke against the zoning petition. Phineas Street should remain a quiet street and the community has worked hard to rid this area of undesirables.

John Elash 1547 Parkview also a co-developer of the plan stated he wants to work with the community and keep all traffic off of Phineas Street.

Paul Serney, Voscamp Street spoke in favor of the Zone Change.

John Clinger, 1236 High Street stated that he is in favor of this zone change and that is very important to the neighborhood.

Bob Herbert of Spring Garden is very pleased to have the developer in his community.

Kim Basic of N. Euclid Avenue and is an owner of 8 properties on Peralta Street and is in favor of the zone change.

Dorothy Bosil of Spring Garden Avenue spoke in favor of the Zone Change.  
John Graff of the Priory Hotel spoke in favor of the Zone Change.

Mark Fatla of the Northside Leadership Committee spoke in favor of the Zone Change.

Rob Kennedy spoke in favor of the Zone Change.

Mr. Montgomery stated that there were 2 non-conforming uses that will be conforming to the zone change. He also stated that they did a traffic study and there will be no traffic impact.

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

Chairwoman Mondor reminded the commissioners that this is for a Zone Change only.

Mr. Gitnik stated that we are only approving zoning and not a site specific project noting that this may not be the project that is approved later.

Mr. Gitnik asked if the Manor Core Club is there any future of selling the club or changing the use.

Mr. Graff stated that not at this time.

Mr. Gitnik asked about the bed and breakfast.

Mr. Graff stated that the owners live in the home occasionally and use the bed and breakfast.

Mr. Gitnik asked if there was a comparison of the NDI and RIA.

Mr. Montgomery stated no that it is pretty cut in dry in the code.

Mr. Gitnik stated he is not opposed but wants to make sure the record is complete.

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 #780, (Council Bill 2015-1805), to rezone 1.5 acres of certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the County Block and Lot System; the northernmost boundary of Block and Lot 24-P, Lot Number 9 in the aforesaid system; and Guckert Way; from R1A-H, Residential









**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.