

CITY PLANNING COMMISSION

Minutes of the Meeting of April 19, 2016
Beginning at 2:56 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Gitnik, Brown, Burton-Faulk, Deitrick,
Dick, Pezzino

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Dash, Everett, Chubb, Miller, Ray

AGENDA ITEMS COVERED IN THESE MINUTES

<i>Item</i>	<i>Page No.</i>
1. PDP #16-041, 409 Smithfield Street, Exterior Renovations	2
2. Sigesmund Consolidation Plan, 2214 & 2220 E. Carson St. 16 th Ward	3
3. Wharton St. Development Plan of Lots (1819 Wharton St), 17 th Ward	4
4. Lukes Plan of Lots (313 38 th St.), 6 th Ward	5
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6. Arby's Consolidation Plan (5189 Baum Blvd.), 8 th Ward	7
7. AVR-36 th St. Consolidation Plan (36 th St & AVR ROW), 6 th Ward	8
8. ATM Associates Plan of Lots (6345-6351 Aylesboro Ave.), 14 th Ward	9

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

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Pezzino and seconded by Mr. Brown the minutes from the March 22, 2016 meeting were approved. On another motion duly moved by Ms. Dick and seconded by Mr. Brown the minutes from the April 5, 2016 meeting were approved.

Ms. Mondor and Mr. Gitnik abstained from the March 22, 2016 minutes.

B. CORRESPONDENCE

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

D. PLAN OF LOTS (See Attachment B.)

2. Sigesmund Consolidation Plan, 2214 & 2220 E. Carson Street, 16th 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 the Sigesmund Consolidation Plan, submitted by Perry Lewis Sigesmund, dated March 14, 2016 and received by the Planning Commission April 19, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

3. Wharton Street Development Plan of Lots (1819 Wharton Street), 17th 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 the Wharton Street Development Plan of Lots, submitted by the Urban Redevelopment Authority, dated April 7, 2016 and received by the Planning Commission April 19, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

4. Lukes Plan of Lots (313 38th Street), 6th 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 the Lukes Plan of Lots, 6th Ward, City of Pittsburgh, County of Allegheny, prepared for the Lukes, LLC, dated April 7, 2016 and received by the Planning Commission April 19, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

5. Collier Development Consolidation Plan (3154 Penn Avenue), 6th 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 the Collier Development Consolidation Plan, submitted by Collier Development, LP, dated April 7, 2016 and received by the Planning Commission April 19, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

6. Arby's Consolidation Plan (5189 Baum Blvd.), 8th 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 Arby's Restaurant Group Consolidation Plan, submitted by the Munhall Ventures I, LP, dated January 21, 2016, and received by the Planning Commission June 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. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

7. AVR-36th Street Consolidation Plan (36th Street & AVR ROW), 6th 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 the AVR-36th Street Subdivision and Consolidation Plan, submitted by the Allegheny Valley Railroad, dated February 12, 2016 and received by the Planning Commission January 26, 2016 be scheduled for final approval on May 3, 2016.

MOVED BY Ms. Dick; SECONDED BY Ms. Deitrick

IN FAVOR: Mondor, Gitnik, Brown, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

8. ATM Associates Plan of Lots (6345-6351 Aylesboro Avenue), 14th Ward

Mr. Miller made a presentation in accord with the attached staff report. He also read the subdivision regulations and presented a copy of the same to the members. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

Anthony Pompeo of ATM Associates the applicant stated that they already have the building permits to building 2 units and have the drawing for the for the center lot and will be submitting an application for the corner lot.

Mr. Friedson the Assistant City Solicitor stated that the commission will take questions not cross examination.

Stuart Gaul, Jr of Gaul Legal, LLC representing Jonathan Cox and Eleanor Bush, and James and Ora Weisz expressing concerns based on the fact that the new lot is not normally large enough to support a residential unit it comes up short for 2 units. The original deed there is a 40 ft. building line along Denniston. There is not enough space to build a parcel. Historically all the residences on Denniston have faced Denniston. It will be extraordinary hard to building these properties. There will not be enough room for the 30 ft. setback. There will be only 2 ft. to build the structure. There is not enough room to build the properties proposed and should only build a single residential structure.

Bill Sittig representing the applicant stated that these issues are not for this body. It is a Zoning issue. This argument is very misplaced. He requests that the Commission approve this subdivision and let these issues for another day with the proper body.

Ms. Mondor stated that this is not a FLDP or PDP Process.

Mr. Gitnik wanted to know if the property was for Judge Bush. If so he must recuse himself.

MOTION: That the ATM Associates Plan of Lots, prepared for ATM Associates, dated September 11, 2015 and received by the Planning Commission April 19, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Pezzino.

IN FAVOR: Mondor, Brown, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

Mr. Gitnik recused.

E. DIRECTOR'S REPORT

Mr. Gastil introduced the Director's Report it will be on the Recognized Community Organizations.

Andrew Dash and Stephanie Joy Everett presented information on Recognized Community Organizations (RCO) and discussed proposed changes for neighborhood planning efforts. RCO Information included the definition and need, best practices, requirements, benefits, process and approval and the overall process. Discussions included community organization requirements, bylaws, membership, open elections and policy of open participation.

The anticipated timeline is about 6 months and there will be revisions to the zoning code.

Mr. Brown asked how it will integrate with existing community based plans.

Mr. Dash stated that the current ones will have an opportunity to come into the RCO and set up their model based upon Comprehensive Plans.

Mr. Brown asked what type of timeline will there be and will it be traditional and non-traditional times.

Mr. Dash stated yes the will incorporate that in the process.

Ms. Dick wanted to know if smaller groups will be able to participate.

Mr. Dash stated that they will work with those situations including making sure all parties have a voice.

Ms. Burton-Faulk commended the department on being proactive on the process. There is a lot of smaller CDC or CBO's that are not aware of the process. It will be a level of inclusiveness for the communities.

Ms. Deitrick thanked the department and had a few observations. When you are talking to folks put it in the conduct of ACCBO. She would like to know what the missions are. Is there only one RCO will they overlap? That may be difficult. There will be an issue of resources and it can become contentious. Will this CBO be a resource for them how will you adjust to failures?

Mr. Brown stated the academy is a great way and he will be happy to assist with that.

Mr. Dash stated that Philadelphia has a great model which we have patterned from.

Ms. Mondor wanted to know how many organizations you will be working with.

Mr. Dash stated not at this time.

Ms. Everett stated that issue based RCO's are usually focused on one issue.

Mr. Brown wanted to know if there will be regional representation.

Mr. Gastil stated that the department is currently looking into that. Some of them already exist today.

Ms. Pezzino asked how broad of the issues will there be focused on.

D. **ADJOURNMENT:** 4:12 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.