

CITY PLANNING COMMISSION

Minutes of the Meeting of January 26, 2016
Beginning at 2:03 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Askey, Burton-Faulk, Deitrick, Dick,

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

AGENDA ITEMS COVERED IN THESE MINUTES

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

On motion by Ms. Burton-Faulk and seconded by Ms. Askey. Ms. Deitrick was appointed Acting Secretary. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

No minutes.

B. CORRESPONDENCE (See Attachment A)

Ms. Mondor stated that the Commission was in receipt of correspondence from GRB Law regarding 1st Avenue.

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

- 1. Hearing and Action: Project Development Plan #15-188, 345 Fourth Avenue, exterior renovations

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

Shannon Asher with Moss Architects gave presentation on behalf of the owners of the Standard Life Building. The exterior renovations include replacement of existing first floor mezzanine windows; removal of stucco cladding and replacement with granite veneer and panelized cladding; and new awnings.

The Chairwoman called for comments from the Public.

Brian Kurtz representing the Pittsburgh Downtown Partnership spoke in support of the renovations.

There being no more 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 #15-191, for exterior renovation based on the application and drawings filed by Moss Architects on behalf of Pele Capital, LLC, property owner, with the following condition:

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.

MOVED BY Ms. Dietrick; SECONDED BY Ms. Askey.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None

CARRIED

- 2. Hearing & Action: Project Development Plan #15-167, 5830 Baum Boulevard, new construction and demolition, bank with drive-through

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

Rhonda Hensel of DLA+ Architects gave presentation of the plan to demolish property and construct a new one-story bank with drive-through.

A transportation analysis was submitted and reviewed and approved by City Planning and Public Works.

A stormwater management plan is under development which will mitigate the stormwater through a rain garden. The plantings will be revisited once they are closer to installing.

The Chairwoman called for comments from the Public.

Lenore Williams of the Baum Centre Initiative spoke in support of the project.

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

Ms. Mondor thanked the design team for coming through to address their concerns.

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 the Project Development Plan No. 15-167 for new construction of a one-story structure for use as a bank with a drive-through based on the application and drawings filed by DLA+ Architecture on behalf of First Niagara Bank, property owner, with the following conditions:

- a. A final stormwater management plan shall be submitted for review and approval by Department of City Planning staff prior to application for a building permit; and
- b. 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.

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

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None

CARRIED

D. CONTINUED

- 3. Continued Hearing & Action: Council Bill 2015-2186, Bed and Breakfast Legislation, allow use in Parks Zoning District and Hillside

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

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.

Ms. Burton-Faulk asked for Mr. Layman to share the number of Special Exceptions we've seen in the last 5 years.

Mr. Layman stated there was only one.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission recommends approval of Council Bill 2186 of 2015 amending the Pittsburgh Code, Title Nine, Zoning, Chapter 911 with the following condition:

Bed and Breakfast (Limited) shall be a Special Exception in the Parks Zoning District.

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

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C.)

4. Geoffrey Hill Consolidation Plan (6515 Shetland Street), 12th 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 Geoffrey Hill Consolidation Plan, submitted by Geoffrey Hill dated January 11, 2016 and received by the Planning Commission January 26, 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. Deitrick.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None **CARRIED**

5. ARI Enterprises LLC 44th Street Plan (333 44th Street), 9th 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 ARI Enterprises LLC 44th Street Plan, submitted by ARI Enterprises LLC dated November 21, 2015 and received by the Planning Commission January 26, 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. Deitrick.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None **CARRIED**

6. Lawrenceville Sunrise II, LP Subdivision

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 Lawrenceville Sunrise II, LP Subdivision, submitted by Lawrenceville Sunrise II, LP dated January 6, 2016 and received by the Planning Commission January 26, 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. Deitrick.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None **CARRIED**

7. AVR-38th Street Subdivision and Consolidation Plan (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 AVR-38th Street Subdivision and Consolidation Plan, submitted by the Buncher Company dated September 21, 2015 and received by the Planning Commission January 26, 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. Deitrick.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None **CARRIED**

8. Filar Plan of Lots (4732 Hatfield Street), 9th 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 Filar Plan of Lots, submitted by The Buncher Company dated October 20, 2015 and received by the Planning Commission January 26, 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. Deitrick.

IN FAVOR: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None **CARRIED**

F. **Director's Report**

Mr. Miller reported on the revisions to the Subdivision Ordinance. He stated that the department needed to revisit the way subdivisions are handled. The 1998 code is no longer good and creates redundancy. There may be situations that there are no Planning Commission triggers.

They would like to create a streamlined administrative process. This process will begin as soon as possible.

Ms. Deitrick would like a copy of the current subdivision ordinance.

G. **ADJOURNMENT:** 3:30 p.m.

APPROVED BY: Sabina Deitrik
ACTING SECRETARY

Attachments

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