

CITY PLANNING COMMISSION

Minutes of the Meeting of February 23, 2016
Beginning at 2:10 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Gitnik, Brown, Askey, Blackwell,
Deitrick, Dick, Pezzino

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Ray, Chubb, Ghandi, Quinn, Lavin
Kossis

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. Pezzino and seconded by Ms. Askey. Ms. Deitrick was appointed Vice Chairperson. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Dick and seconded by Ms. Blackwell the minutes from the February 9, 2016 meeting were approved.

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

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

Letter from Schenley Farms Civic Association in objection to amendments and language, Historic Preservation.

Letter from Councilman Dan Gilman in support of the mixed use project 3407-3427 Forbes Avenue.

Letter from Eckert Seamans with concerns regarding the proposed Riverfront IPOD district.

Letter from Carlino Giampolo opposing the Forbes Avenue project.

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

1. Continued Hearing and Action: Zone Change Petition 785, File #C-798, Riverfront IPOD District

Mr. Gastil gave a brief overview of the Riverfront IPOD District. He stated that the work is ongoing and has some clarifications. There will be a few additional items before City Council can review it. This is temporary only a 18 month life with a possible 6 month extension.

Mr. Layman and Ms.Lavin Kossis gave presentation relating to the changes/revisions to the proposed IPOD legislation in response to comments and questions raised during the public hearing at the Planning Commission on February 9, 2016. The changes include the following:

- a) Updated language in item (a) of Section 907.02.J.3, Intent which clarifies that new use restrictions are not created by the IPOD-5;
- b) Updated language in Section 907.02.J.4, Applicability, to clarify which developments are applicable in Zone's A and B;
- c) Raised the threshold for when additions trigger applicability to apply only to additions that are greater than 2,400 square feet for Zone A, and to additions greater than 5,000 square feet in Zone B: and
- d) Raised the threshold for new or enlarged parking areas in Zone B from 15 parking stalls to 30 parking stalls.

Jody Noble Chowder spoke in support of the IPOD.

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

Mr. Brown asked for clarity on what is community informed process.

Ms. Lavin Kossis stated that there is a Core Committee and a broader stakeholder committee and then there will be robust community outreach. She stated that they are still in the process of developing these committees.

Ms. Mondor thanked the staff for addressing the commission's changes.

Ms. Pezzino stated that this very impressive list of individuals and groups that they have met with.

Ms. Blackwell wanted to know how the communities were chosen for the IPOD.

Ms. Lavin Kossis stated that the neighborhoods with river frontage.

Mr. Gitnik would like the Specially Planned Districts and Stadiums to be exempt from the IPOD during the 18 months.

Ms. Deitrick stated that the IPOD is a interim way to move to rational zoning.

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 recommends approval to City Council of Zone Change Petition No. 785, to rezone 2,447.07 acres of property along Pittsburgh's riverfronts as an interim Planning Overlay District, and with supplemental Zoning Code text amendments, as stated in the ordinance attached herein. Planning staff shall be directed to create new overlay zoning line boundaries for IPOD-5 in accordance with the maps attached herein with the following conditions.

- a) Staff shall amend the ordinance to exempt Sports Stadiums 500 feet building length requirement in standard B;
- b) Staff shall amend standard G of the ordinance to clarify its not applicable to zone B and the active use does not narrowly mean retail/commercial use;
- c) Staff shall update the applicability portion or ordinance to exempt Specially Planned Districts.

MOVED BY Ms. Deitrick; SECONDED BY Ms. Pezzino.

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

OPPOSED: None **CARRIED**

2. Hearing & Action: Council Bill CB2016-0007, Recommendation of HRC Legislation

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

The Chairwoman called for comments from the Public.

Melissa McSwigan of Preservation Pittsburgh spoke in opposition of the proposed changes.

Josh Speakman of Pittsburgh PA spoke in opposition to the proposed amendments; he believes it will harm the city.

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

Mr. Gitnik stated that he cannot understand the logic of having the owner do it.

Ms. Deitrick wanted to know where the 70% came in.

Ms. Quinn said the largest she found was 63%. They are looking for some tax incentives for owners.

Ms. Pezzino assuming this does not go forward that it is. No other changes will be before this commission.

Ms. Quinn stated yes.

Mr. Gastil stated it will be looked at this year and will update the commission.

Mr. Brown wanted to know if there would be a counter-narrative?

Ms. Quinn stated not at this time.

Ms. Deitrick why are the sponsors or supports not here.

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

MOTION: That the Planning Commission is providing a negative recommendation on all proposed changes to Title 11 of the City Code as found in Bill #16-007.

MOVED BY Ms. Askey; SECONDED BY Ms. Dick

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

OPPOSED: None **CARRIED**

3. Hearing & Action: Telecommunication Zoning Amendments, Land Use Control File #C-799

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.

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

MOTION: That the Planning Commission recommends approval of an ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapters 911, 912, and 926 regarding communication antennas and towers in the accordance with the attached legislation.

MOVED BY Ms. Dick; SECONDED BY Ms. Pezzino

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

OPPOSED: None **CARRIED**

4. Hearing & Action: Project Development Plan #16-003, 350 Forbes Avenue, Point Park High Wall Signs, DR-C

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

Eric Lund representing Point Park University gave details of the plan to erect a high wall signage and public destination facility signage for their new facility at 350 Forbes Avenue.

The proposed public destination facility signage is; three poster cases to display performance information 24 square feet each along Forbes Avenue. Three poster cases to display performance information will be 37.3 square feet each along Fourth Avenue. Pittsburgh Playhouse sign 31 square feet along Fourth Avenue.

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. Dick expressed concern that before completion please make sure they are readable by people with disabilities.

Mr. Gitnik had questions about the audible and braille. How expensive would it be?

Mr. Lund stated that they have not had anything priced.

Ms. Rakus recommended that a condition be put in to look into the braille and audible concerns.

Mr. Lund stated that there is audible assist in the theatre.

Elmer Burger the university is investigating what they can do.

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

MOTION: That the Planning Commission recommends approval of Project Development Plan #16-003, for the erection of two new high wall signs and seven new public destination facility signs on Point Park University and Playhouse structure to be constructed at 350 Forbes Avenue based on the application and drawings filed by Westlake Reed Leskosky on behalf of Point Park University, property owner with the following conditions:

- Planning staff will review design alternatives relating to accessibility alternatives expressed by the commission.

MOVED BY Ms. Dietrick; SECONDED BY Ms. Blackwell

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

OPPOSED: None

CARRIED

5. Hearing & Action: Project Development Plan #15-200, 1400-1520 Penn Avenue, exterior plaza renovations, GT-B

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

Kevin Lynch Architect for the Buncher Company gave details about the exterior renovations. The renovations include new hardscaping and landscaping and updates to the site amenities including bike racks and seating. All ramps and curb ramps will remain be updated.

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.

Mr. Brown thanked the applicant for the report and the rain water harvesting information.

Ms. Mondor wanted to know if any trees will be saved.

Mr. Lynch stated that they will replace 16 trees. The existing trees are creating overhangs.

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 Project Development Plan #15-200 for exterior renovation based on the application and drawings filed by The Buncher Company, property owner, with the following condition:

1. Final construction plans including final site plans and landscaping plans shall be submitted for review and approval by the Zoning Administrator prior to an application for a building permit.

MOVED BY Mr. Brown; SECONDED BY Ms. Askey

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

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C.)

4. Carnegie Street Plan of Lots (5145-5147 Dresden Way), 10th 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 Carnegie Street Plan of Lots, prepared for Arsenal Property Management LLC, dated February 10, 2016 and received by the Planning Commission February 23, 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. Pezzino; SECONDED BY Mr. Brown.

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

OPPOSED: None

CARRIED

7. Spring Garden Avenue Subdivision Plan (826 Spring Garden Avenue),
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 the Spring Garden Avenue Subdivision Plan, prepared for John McGrath, dated January 28, 2016 and received by the Planning Commission February 23, 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. Pezzino; SECONDED BY Mr. Brown.

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

OPPOSED: None

CARRIED

8. The Craig Plan (822 Suismon 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 the Craig Plan, prepared for Dale Craig, dated January 8, 2016 and received by the Planning Commission February 23, 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. Pezzino; SECONDED BY Mr. Brown.

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

OPPOSED: None

CARRIED

9. Renaissance on Greenfield Plan (780-786 Greenfield Avenue), 15th 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 Renaissance on Greenfield Plan, prepared for Richard and Renee Costanzo, dated January 18, 2016 and received by the Planning Commission February 23, 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. Pezzino; SECONDED BY Mr. Brown.

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

OPPOSED: None

CARRIED

10. Three Crossings Riverfront East Plan (Railroad Street at 26th Street), 2nd 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 Three Crossings Riverfront East Plan, prepared for Three Crossings, LP, dated January 26, 2016 and received by the Planning Commission February 23, 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. Pezzino; SECONDED BY Mr. Brown.

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

OPPOSED: None

CARRIED

D. ADJOURNMENT:

4:15 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.