

**CITY PLANNING COMMISSION**

Minutes of the Meeting of May 31, 2016  
Beginning at 2:00 p.m.

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

**PRESENT OF THE STAFF:** Layman, Kramer, Ray, Miller

**AGENDA ITEMS COVERED IN THESE MINUTES**

<i>Item</i>	<i>Page No.</i>
1. Steep Slope Overlay #16-001, University of Pittsburgh Trees Field Expansion	2
2. PDP #16-079, 4721 Fifth Avenue, Carnegie Mellon University	5
3. Land Use Control #803, Setback Amendments to Zoning Code	7
4. Rok Plan of Lots, 169 Plymouth Street, 19 <sup>th</sup> Ward	9
5. Fuhrman Consolidation Plan, 1107 Haslage Street, 24 <sup>th</sup> Ward	10

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

**A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Dick and seconded by Ms. Askey, the minutes from the May 17, 2016 meeting were approved.

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

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

Letter of Support for the Trees Hall Field Expansion from the following:

- Councilman Lavelle
- Hill House Association
- Wesley Center AME Zion Church – The Center that Cares

Letter from Schenley Farms Civic Association expressing concerns about the proposed Zoning Code Admendments.

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

1. Hearing and Action: Steep Slope Overlay #16-001, University of Pittsburgh, Trees Field Expansion

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

Lizette Reese Williams Project Manager of the project presented plans to renovate and expand the outdoor campus recreation facilities. The plans are to expand the recreational fields, air structure to be erected over the middle field and a new terraced retaining wall system. Construction will impact the steep slopes in this location.

Mike Pappas Project Architect of CDM Smith showed visual presentations of how the campus is now and showed proposed renderings of the plan. He gave background about the need for the retaining wall and should meet all the steep slope requirements.

Greg McDunn of MSC gave the perimeters of the wall. The wall is mainly for maintenance and snow removal. A slate blend wall has been selected. They are working with the City to choose appropriate vegetation to blend in with the natural surroundings. He showed views from Champions Drive and gave information on the infiltration beds and will be using water quality units. He reviewed the lighting that will be installed.

Lizette Reese Williams introduced John Wilds the Assistant Vice Chancellor at the University of Pittsburgh.

Mr. Wilds reviewed the results of the community meetings. They had meetings with the Oakland Task Force, Hill CDC, Hill Consensus Group, Hill House Association, Oak Hill Residents Council, Schenley Heights Community, Councilman Lavelle, and the Wesley Center AME Zion Church. They have received letters of support from a number of the groups and have submitted them for the record.

The Chairwoman called for comments from the Public.

Chris Kurt of Avalon Street has 3 concerns, will Avalon Street be shut down, what will happen to the alley Zero Way, can it be improved, will anything be done with the massive ground hog take over in the area, and would like more information about the lighting where will they be.

Marlene Landown of the Hill Development Corporation spoke about the plans and the Development Review Panel process has not been complete yet.

Insert notes.

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

Ms. Mondor asked for more information on the relationship to Avalon and Zero Way.

Mr. McDunn stated that they will access the property through the back gate. They will not close any street. Construction access will be through the back access area. He also showed the lights and stated there will not be any in Zero Way. They are working with the City of Pittsburgh Forestry to do something to improve the area.

Mr. Brown asked for to project the new ratio will be to capture that water.

Mr. McDunn stated they will mirror the same system that is there and they will be able to meet the City requirements.

Mr. Gitnik asked if the lighting will go beyond the right of way.

Mr. McDunn stated no

Mr. Gitnik wanted to know if the facility will be ADA accessible.

Mr. McDunn stated yes

Mr. Gitnik wanted to know if Avalon and Zero Way will have construction vehicle activity.

Mr. McDunn stated yes for deliveries.

Mr. Gitnik wanted to know if there were any concerns addressed by community that was not address.

Mr. Wilds stated that the only issue was community access and the University will provide scheduled supervised community access.

Ms. Mondor wanted to know if they would reach out to the Avalon Street residents and once you have a meeting can you include Public Works. Who owns the property on Centre Avenue?

Mr. Wilds stated yes.

Mr. Dunn stated that the City owns that property.

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 approves the Steep Slope Overlay Application 003 of 2016, expansion to the outdoor campus recreation facilities on parcel 27-J-202 in the Allegheny County Lot and Block system, based on the application and drawings filed by University of Pittsburgh, property owner with the following conditions:

1. The applicant shall submit final landscape plans showing screening of the retaining wall from Champions Drive and Centre Avenue for approval by the Zoning Administrator, prior to a final Certificate of Occupancy;
2. Final design of the retaining wall shall be reviewed and approved by the Zoning Administrator, prior to an application for a building permit;
3. A complete Stormwater Management Plan shall be submitted for review and approval prior to issuance of a land operations permit or a building permit.
4. Applicant shall work with City Planning and Department of Public Works to review construction access.

MOVED BY Mr. Gitnik; SECONDED BY Ms. Dick.

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

OPPOSED: Brown

**CARRIED**

2. Hearing & Action: Project Development Plan #16-079, 4721 Fifth Avenue, Carnegie Mellon University

Chairwoman Mondor recused herself from this project.

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

Bob Reppe representing Carnegie Mellon University gave presentation beginning with the background of the project. The plans are to renovate an existing 4-story building for administrative offices and a new 4-story elevator and stair tower addition. They will expand the existing 42 surface parking spaces to 85 parking spaces. He also reviewed the community meetings held by the university stating there was no opposition.

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. Gitnik asked if there was any way to make the site look more appealing.

Mr. Reppe stated that they are putting in new trees and they will look into it.

Ms. Dick asked if there will be pedestrian access during the construction.

Mr. Reppe stated yes.

Ms. Pezzino wanted to know how many trees will be removed.

Mr. Reppe stated three big ones most significantly two large evergreens.

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. 16-079 for a surface parking lot located at 4632 Filmore Street; based on the application and drawings filed by Carnegie Mellon University, with the following conditions:

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

2. A stormwater management plan shall be submitted for review and approval by City Planning staff prior to issuance of a building permit; and
3. The final landscaping plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for an occupancy permit also to review tree placement.

MOVED BY Ms. Pezzino; SECONDED BY Ms. Askey

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

OPPOSED: Brown **CARRIED**

3. Hearing & Action: Land Use Control #803, Setback Amendments to Zoning Code

Mr. Layman gave a background as to the reasoning of this recommendation.

Mr. Miller made a presentation in accord with the attached staff report. Mr. Miller recommended approval of the proposal. There have been minor stylistic changes as recommended by the City's Law Department.

The Chairwoman called for comments from the Public.

Ian Smith of EIS Solar spoke in support of the proposed changes.

Jason with AR Building Company spoke in support of the proposed changes.

Eleana Zotsof of Ophelia Street spoke in opposition of the proposed changes stating that more transparency is needed.

Milly Sass of Ophelia Street spoke in opposition of the proposed changes due to lack of public input.

Carol Cowell of 4040 Bigelow Blvd spoke opposing the changes due to side yard exceptions.

Mike Abley of Tenison Street spoke in opposition of the proposed changes due to lack of notifications process.

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

Mr. Layman gave clarifications of some the public comments. He stated that administrator exceptions are only approved if they have clear concrete evidence if not they must go to the Zoning Board. The change to the side yard is just basically for operational issues.

Mr. Layman read the standards to which an application is reviewed.

Mr. Miller stated that code changes do not affect height.

Mr. Gitnik asked if no letter of support received will that give zoning a reason to send to zoning board.

Ms. Burton-Faulk stated that there is still a process in place which allows neighbors to see the signage to inquire or send in a letter with their concerns.

Mr. Gitnik wanted to know if he was a joining property owner would he pay a filing fee.

Mr. Miller stated yes.

Mr. Burton-Faulk stated that some of the language is a challenge barrier there no necessary change in code. The Zoning Board is making an effort to be transparent and efficient to homeowners.

Ms. Mondor stated that the commission is not approving anything they are making a recommendation to council.

Mr. Layman stated that these are clerical amendments made by the Law Department.

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 of an ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapters 925 regarding features allowed within setbacks in accordance with the attached legislation.

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

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

OPPOSED: None

**CARRIED**

**E. PLAN OF LOTS (See Attachment C.)**

**4. Rok Plan of Lots (169 Plymouth Street), 19<sup>th</sup> 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 Roc Plan of Lots, submitted by Heather Rok, dated May 6, 2016, and received by the Planning Commission May 31, 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, Gitnik, Brown, Askey, Burton-Faulk, Dick, Pezzino

OPPOSED: None

**CARRIED**

5. Fuhrman Consolidation Plan (1107 Haslage Street), 24<sup>th</sup> 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 Fuhrman Consolidation Plan, submitted by Gregroy R. Fuhrman, dated March 16, 2016 and received by the Planning Commission May 31, 2016 be approved and the signature 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, Gitnik, Brown, Askey, Burton-Faulk, Dick, Pezzino

OPPOSED: None **CARRIED**

D. **ADJOURNMENT:** 3:57 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.