

CITY PLANNING COMMISSION

Minutes of the Meeting of June 28, 2016
Beginning at 2:03 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,
Miller, Ray

AGENDA ITEMS COVERED IN THESE MINUTES

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1. PDP #16-098, 5915 Baum Boulevard, Exterior Renovations	2
2. PDP & CUA #803, File Number 805, CNG Energy, Colwell Street, Utility General	3
3. Noble Manor Revision #4 Plan of Lots, 2350 Noblestown Rd., 28 th Ward	6
4. Macdonald Consolidation Plan, Mossfield Street at High Street, 10 th Ward	6

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

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

Ms. Mondor stated that the Commission was in receipt of correspondence from UPMC in support of the Conditional Use Application #803 and PDP #C-805.

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

- 1. Hearing and Action: Project Development Plan #16-098, 5915 Baum Boulevard, exterior renovations

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

David Morgan of Morgan Architects presented plans for exterior renovations to a two-story structure at 5915 Baum Boulevard. The exterior work proposed includes new storefront systems, new canopy, and repair/replacement of brick. The interior renovations are proposed for a new indoor recreation use, but this is not part of the Planning Commission application. He stated that they plan to install 3 bike racks in front of the building. There will be a tree placed somewhere along the façade and 2 sconces on the brick will be installed looking similar to what was previously there. He showed brick illustration (red brick) and examples of the canopy/overhang. There will possibly be 2 or three signs and there will be a single metal door in the rear of the building. There will also be ADA accessible ramps and railing.

The Chairwoman called for comments from the Public.

Lenore Williams of the Baum Centre Initiative spoke in support of this plan.

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

Mr. Brown asked if the rear door will be handicap accessible.

Mr. Morgan stated yes.

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 Project Development Plan #16-098 for the exterior renovations at 5915 Baum Boulevard by Morgan Architecture and Design on behalf of Alpha 3 LP, property owner, with the following conditions:

- 1. Final construction plans including final site plans, elevations, and landscaping plans shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.

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

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

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan and Conditional Use Application #803, File Number 805, CNG Energy, Colwell Street, utility general.

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

Mr. Allen Trangold the Engineer of Record for NRG Energy Center Pittsburgh gave background of company including their great safety record.

NRG Energy Center Pittsburgh on Behalf of the Urban Redevelopment Authority plans to construct a new one story utility with frontage on Colwell Street and Our Way, near Stevenson Street, on a portion of parcel 2-G-92. The project meets the standards in the city code for the interim planning district.

The purpose is to generate energy to provide chilled water, steam/hot water, and emergency power to surrounding uses and structures. Emergency Power will be provided to UPMC Mercy as well.

There will be no pedestrian access to the building and it will have minimal foot traffic. There will be approximately 2-5 people in the building which will operate 24 hours a day.

Phase II will be added as the load progresses. There is room for growth and to add floor to the building. He showed renderings of Phases 1-3.

The Chairwoman called for comments from the Public.

Jenn McNutt of Uptown Partners spoke in support of the plan.

Roger Altmire of UPMC spoke in support of the plan and it will be a great benefit to UPMC Mercy.

William Ball representing Keystone Commercial Properties and Arway Properties had a question about the square footage and the setbacks. They are also concerned about the height of the building and the street/alleyway is very narrow.

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

Ms. Dick wanted to know if there were plans to use any renewable energy.

Mr. Trangold stated yes.

Mr. Brown wanted to know about the percentage of the exchange due to swapping out the energy sources.

Mr. Trangold stated yes they plan to take advantage of power and heat 70-80 range efficient.

Ms. Deitrick asked the applicant to address the setback issue.

Ms. Rakus stated that there is no setback requirement in the code. What is within the building is allowable in the code.

Mr. Layman stated the translucent panel is not transparent.

Ms. Mondor asked if there is a period the noise will be louder than others.

Mr. Trangold stated that they are sure they will contain the noise below the code.

Mr. Gitnik stated that this is a great collaboration with UPMC Mercy and he would like to see the building look less industrial.

Mr. Brown wanted to know the overall footprint estimate.

The applicant will provide an estimate to the commission.

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

MOTION 1: That Conditional Use Application #803, to construct a new Utility (General) Colwell Street and Our Way, near Stevenson Street, be recommended to City Council for approval.

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

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

OPPOSED: None

CARRIED

MOTION 2: That the Planning Commission of the City of Pittsburgh approves Project Development Plan for a new Utility (General) on Colweel Street and Our Way based on the application filed by NRG Energy Center Pittsburgh, on behalf of the Urban Redevelopment Authority, property owner, with the following conditions:

1. The applicant shall submit the proposed final design for the cooling tower to be reviewed in staff design review, subject to approval by the Zoning Administrator.
2. A stormwater management plan shall be submitted for review and approval by City Planning staff prior to approval of an application for a foundation permit or full building permit.
3. Final plans, elevations, and materials, shall be reviewed and approved by the Zoning Administrator prior to an application for a full building permit.

Mr. Brown stated that he is not comfortable with approving without a storm water management plan.

Ms. Mondor stated that it will be reviewed by staff or can be moved to a continued hearing.

Ms. Detrick wanted to know if the commission will be briefed again.

Mr. Gastil stated that they can incorporate it in the Director's Report.

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

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

OPPOSED: None **CARRIED**

C. PLAN OF LOTS (See Attachment C.)

3. Noble Manor Revision #4 Plan of Lots, 2350 Noblestown Road, 28th 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 Noble Manor Revised #4 Plan of Lots, prepared for the Chessland Street Associates, dated March 30, 2016 and received by the Planning Commission June 28, 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, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

4. Macdonald Consolidation Plan, Mossfield Street at High Street, 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 Macdonald Consolidation Plan, submitted by Eric Macdonald, dated March 16, 2016 and received by the Planning Commission June 28, 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, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

D. DIRECTOR'S REPORT

Mr. Gastil reported that they are participating in a Mobility event sponsored by Bike Pittsburgh.

The Open House on Complete Streets will be available to be read on July 7th at the South Side Market House. There are a number of dates that the Bike Plan can be reviewed. The specific dates will be provided via email.

The CDBG Capital Hearings will be held on 7/13 and 7/14.

The Planning Department will work with the commission to find ways and how to review items.

Mr. Brown asked if the Department will push the standards.

Mr. Gastil stated that the department will help explain the standards.

Mr. Layman reported that the Bi-Centennial Parade will be held on July 9, 2016 and the Commission is more than welcome to join in the festivities.

E. **ADJOURNMENT:**

3:18 p.m.

APPROVED BY:

Paul Gitnik, Esq.
SECRETARY

Attachments

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