

CITY PLANNING COMMISSION

Minutes of the Meeting of July 12, 2016
Beginning at 2:35 p.m.

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

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Ray, Miller, Dash, Gandhi, Saunders

AGENDA ITEMS COVERED IN THESE MINUTES

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

Ms. Mondor asked for the members to nominate a Temporary Vice-Chairperson for today’s meeting. On motion by Mr. Brown and seconded by Ms. Askey, Ms. Pezzino was appointed Temporary Vice-Chairperson of today’s meeting. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Pezzino and seconded by Ms. Dick the minutes from the June 28, 2016 meeting were approved. Ms. Askey Abstained.

On another motion duly moved by Ms. Dick and seconded by Ms. Pezzino the minutes from the June 14, 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 the Pittsburgh Penguins concerning Conditional Use Application #803.
- Letter from Fiscus and Ball PC concerning Conditional Use Application #803.

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

1. Hearing and Action: Project Development Plan #16-068, 4809 Baum Boulevard, exterior renovations

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

Mark Mox of McIlvried, DiDiano & Mox, LLC representing the applicant S&W Real Estate Company presented the plans for exterior renovations to a one-story structure at 4809 Baum Boulevard. The exterior work proposed includes new storefront systems, windows, doors, and metal panels, as well as repairs and replacement of the existing metal panels. He showed before and after renderings and reviewed signage.

He also gave information regarding community meetings and worked out any concerns that were addressed.

The Chairwoman called for comments from the Public.

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

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

Mr. Gitnik stated that he has brought cars from this dealership but does not know the owners.

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 #16-068 for the exterior renovations at 4809 Baum Boulevard by McIlvried, DiDiano & Mox, LLC on behalf of

S&W Real Estate Company, Inc., property owner, with the following conditions:

- 1) Applicant shall work with staff to continue to use the metal panels or other long lasting, highly durable building; and
- 2) 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. Dick; SECONDED BY Ms. Pezzino

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

OPPOSED: None

CARRIED

3. Hearing & Action: Project Development Plan #16-093, 965 Liberty Avenue, GT-C

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

David Morgan of Morgan Architecture +Design presented on behalf of the applicant 965 Liberty Holdings Co, LLC. The plans for exterior renovations to the site which consist of new aluminum garage doors, windows and entries; façade cladding of mesh and concrete paneling above the porcelain tile; and metal awning. Mr. Morgan reviewed existing building condition and showed floor plan columns and recessed entry. He showed examples of the material they plan to use and displayed how it will look when the lights are on at night.

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. Mondor thanked the applicant for revisiting that base material.

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 Project Development Plan #16-093, filed by Morgan Architecture+Design on behalf of the property owner, 965 Liberty Avenue Holdings Co. LLC, with the following condition:

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.

MOVED BY Ms. Pezzino; SECONDED BY Ms. Dick

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

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C.)

4. Bonvue Subdivision Plan (101 Bonvue Street), 26th 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 101 Bonvue Street Plan of Lots, submitted by the Observatory Hill Development Corporation, dated June 28, 2016, and received by the Planning Commission July 12, 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. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

5. Rural Street Plan of Lots (5643-45 Rural Street), 11th 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 Street Plan of Lots, submitted by East Liberty Development, Inc., dated March 18, 2016, and received by the Planning Commission on July 12, 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. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

6. Zotis Consolidation Plan (121 and 123 Sixth 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 the Zotis Consolidation Plan submitted by William and Mary Zotis, dated June 6, 2016 and received by the Planning Commission on July 12, 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. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

7. Almono Plan Revision No. 2 (Second Between Greenfield and Tecumseh), 4th and 15th Wards

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 Almono Plan Revision No. 2, prepared for the Almono Partnership, dated January 27, 2016 and received by the Planning Commission July 12, 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. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

8. AWDC-W. North Plan of Lots (846 Western Avenue), 22nd 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 AWDC – W. North Avenue Plan of Lots, submitted by Allegheny West Development Corporation, dated June 9, 2016 and received by the Planning Commission July 12, 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. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

9. Addison Terrace Phase 3 Consolidation Plan (Webster between Erin and Kirkpatrick), 5th 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 Addison Terrace Phase 3 Consolidation Plan, submitted by the Housing Authority of the City of Pittsburgh, dated January 1, 2016 and received by the Planning Commission July 12, 2016 be scheduled for final approval on July 26, 2016.

MOVED BY Ms. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

- 10. Susquehanna Homes Subdivision Plans (Panke at Tioga and Tioga at Albion), 13th 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 Susquehanna Homes Subdivision Plan, submitted by the Urban Redevelopment Authority, dated June 8, 2016 and received by the Planning Commission July 12, 2016 be scheduled for final approval on July 26, 2016.

MOVED BY Ms. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

D. **ADJOURNMENT:** 3:16 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.