

CITY PLANNING COMMISSION

Minutes of the Meeting of September 6, 2016
Beginning at 2:01 p.m.

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

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

AGENDA ITEMS COVERED IN THESE MINUTES

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Due to technical difficulties the audio for this meeting is not available. There was a court reporter present during the meeting and transcripts may be purchased from Network Deposition Services.

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

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Pezzino and seconded by Mr. Gitnik the minutes from the July 26, 2016 meeting were approved. Mr. Brown abstained.

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

Ms. Mondor stated that the Commission was in receipt of no correspondence.

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

- 1. Hearing and Action: Project Development Plan #16-002, 5170 Margaret Morrison, Carnegie Mellon University renovation, dormitory use

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

Bob Reppe, Director of Design at Carnegie Mellon University presented plans for renovation of an existing 3-story building for use as a dormitory with 13 beds. The dormitory use is a Special Exception in the EMI district. The project went to the Zoning Board on July 14, 2016 and the use was approved as Special Exception.

The Chairwoman called for comments from the Public.

There being no 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 #16-002 for renovation of an existing 3-story building for a dormitory use; 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.

MOVED BY Ms. Dick; SECONDED BY Ms. Deitrick

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

OPPOSED: None

CARRIED

2. Hearing & Action: SP-10, Final Land Development Plan #16-122, 4620 Second Avenue, renovation of Mill Building and accessory parking

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

Donald Johnson of RIDC gave presentation for a FLDP filed on behalf of Almono, LP the property owner for the first phase of an adaptive reuse of and new construction within the former Mill 19 Building. He showed relation to Almono and the interim open space plan in the Hazelwood neighborhood and showed the boundaries of the area.

There will be three phases the first phase which is up for approval today, consists of a three-story, 65,500 sq. ft. structure to be built within the preserved open structure of the former mill building, which is proposed primarily for office space.

The project has been reviewed for compliance with the PLDP for the SP-10, Almono Specially Planned District, and has been found to be compliant. A community meeting was held on 6/28/2016 and had positive results.

The Chairwoman called for comments from the Public.

Sonya Tillman of the Hazelwood Initiative spoke on behalf of the Initiative in support of the development and the open space.

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

Ms. Dick asked if all of the areas are ADA or at grade where there is not a ramp.

Mr. Johnson stated yes.

Mr. Gitnik asked if all this will be completed before an occupancy permit is issued.

Mr. Layman stated that it is a requirement of PLDP and is almost underway.

Mr. Gitnik asked if the requirements are not met what happens to the occupancy permit.

Mr. Johnson stated it will be done during the 3rd phase.

Mr. Gitnik asked if the Stormwater Management Plan was completed.

Mr. Johnson stated yes.

Mr. Brown asked if the basketball court was temporary.

Mr. Johnson stated yes.

Mr. Brown inquired about the Robotics Program if there will be a spin off in other areas.

Mr. Johnson said they hope others will come.

Ms. Dick asked if there are any tenants.

Mr. Johnson stated that they are the only tenants at this time.

Mr. Layman stated that the condition on open space is not tied to the PLDP, it is a condition of the PLDP approval are not necessary in the FDLDP.

Mr. Gitnik asked if they could complete this without an open space or is it an integrated part.

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 Final Land Development Plan #16-112, for the first phase of the adaptive reuse of and new construction within the former Mill 19 Building in accordance with the application and drawings submitted by RIDC, on behalf of Almono, LP, property owner, with the following conditions:

- a. Final construction plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit;
- b. Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy;
- c. Applicant shall submit a status update on the interim open space within six months of this approval to the Zoning Administrator;
- d. Final stormwater details for the interim parking lot shall be reviewed and approved by City Planning prior to approval of an application for a structural building permit; and
- e. Final site plan and landscaping details for the interim parking lot shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a structural building permit,

MOVED BY Ms. Burton-Faulk; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

- 3. Hearing & Action: Project Development Plan #16-107, 6107 Penn Avenue, Dollar Bank, façade renovation, Baum Centre Overlay District

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

Keith Andryco of Integrity Design on behalf of Eastside Associates, LP property owner presented plans for exterior renovations to a one-story structure at 6107 Penn Avenue. The exterior renovations are to an existing one-story structure and the proposal includes new storefront systems and doors for the front façade, as well as a new rear door.

The Chairwoman called for comments from the Public.

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

Sandra Wise of Dollar Bank spoke in support of the plan.

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

Ms. Dick asked why the applicant did not meet with the Baum Centre Initiative.

Mr. Andryco stated that did not need to.

Ms. Deitrick asked if all of the windows were the same and if the width was wide enough.

Mr. Andryco stated yes.

Mr. Andryco stated that the tenant will be Dollar Bank and the 20 year lease is temporary.

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 #16-107 for the exterior renovations at 6107 Penn Avenue by Integrity Design on behalf of the property owner, Eastside Associates, LP, 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. Askey; SECONDED BY Ms. Dick

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

OPPOSED: None

CARRIED

Chairwoman Mondor recused herself from item #4.

4. Hearing & Action: Project Development Plan #16-113, 765 Broughton Street, Carriage House, Baum Centre Overlay

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

David McClain of McClain Architects presented on behalf of the property owner for demolition of one structure and new construction of one structure at 765 Broughton Street.

The applicant proposes to demolish the single-story garage structure and construct a new, two-story structure with two dwelling units about four integral car parking spaces. Retaining walls and renovated driveways are included with the proposal. No changes to other buildings are included in this proposal. They plan to match the current brick and tone type.

The Chairwoman called for comments from the Public.

Lenore Williams of the Baum Centre Initiative spoke in support of the plan even though the Initiative has not saw the presentation. They are scheduled to see it on September 20, 2016.

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

Ms. Dick ask if the applicant would seriously consider ADA accessibility.

Ms. Deitrick thanked the applicant for bringing Lenore Williams.

Mr. Gitnick asked Ms. Williams of the Baum Centre Initiative if they were ok with the plans.

Ms. Williams stated that they are.

Mr. Brown asked about the Stormwater Management Plan.

Mr. McClain stated that there has been no change.

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 NO. 16-113 for the demolition of one structure and new construction of one structure at 765 Broughton Street by the Wedgwood Group on behalf of the property owner, Edward Lesoon, with the following condition:

D. PLAN OF LOTS (See Attachment C.)

- 5. Hazelwood Initiative Inc. Consolidation Plan, 5344 Second 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: The Hazelwood Consolidation Plan, submitted by Hazelwood Initiative, Inc., dated July 14, 2016, and received by the Planning Commission on September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

- 6. Revised Pittsburgh Athletic Association Plan of Lots, 4215 Fifth Avenue, 4th 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.

Mr. Gitnik asked if they are taking a whole parking lot.

Ms. Rakus stated that the reason is for the hotel and should be addressed during that construction. It is not a requirement of zoning I may be a building code issue.

MOTION: That the Revised Pittsburgh Athletic Association Plan of Lots, submitted by the Pittsburgh Athletic Association Land Company, Inc., dated August 15, 2016, and received by the Planning Commission September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

7. Ferderber & Villasenor Consolidation Plan, 425 Catoma Street, 25th 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 Ferderber & Villasenor Consolidation Plan, submitted by Terra H. Ferderber and Mark Villasenor, dated May 20, 2016 and received by the Planning Commission on September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

8. Hamblin’s Consolidation Plan, 646 Herron Avenue, 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 the Hamblin’s Consolidaiton Plan, submitted by Elizabeth Hamblin, dated July 14, 2016 and received by the Planning Commission September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

9. Revision 2 SWN Enterprises, LLC Plan of Lots, Arlington Avenue, 18th 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 S W N Enterprises LLC Plan of Lots, 18th Ward, City of Pittsburgh, County of Allegheny, prepared for S W N Enterprises LLC and dated January 24, 2016 and received by the Planning Commission September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

10. Arsenal Terminal Subdivision Plan, Butler Street, between 40th and 39th, 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 Arsenal Terminal subdivision plan, submitted by Butler and 40th, LLC, dated June 7, 2016 and received by the Planning Commission September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

- 11. St. Norbert Plan of Lots No. 4, 2413 St. Norberts Street, 32nd 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 St. Norbert Plan of Lots No. 4, submitted by St. Norbert Parish Charitable Trust, dated July 2, 2016 and received by the Planning Commission September 6, 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 Ms. Burton-Faulk.

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

OPPOSED: None **CARRIED**

E. DIRECTOR’S REPORT

No Report.

F. ADJOURNMENT: 3:04 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.