

CITY PLANNING COMMISSION

Minutes of the Meeting of September 20, 2016
Beginning at 3:05 p.m.

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

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

AGENDA ITEMS COVERED IN THESE MINUTES

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

On a motion by Ms. Dick and seconded by Ms. Askey, Sabina Deitrick was appointed temporary Vice Chairperson of today's meeting. Roll call, all ayes. Motion carried.

On motion by Ms. Deitrick and seconded by Ms. Dick, Fred Brown was appointed temporary Secretary of today's meeting. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

On motion duly moved by Ms. Pezzino and seconded by Ms. Dick the minutes from the September 20, 2016 meeting were approved.

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

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

- A letter from the City Clerk's office on behalf of Councilwoman Theresa Kail-Smith withdrawing Bill No. 2016-0685.

C. DEVELOPMENT REVIEWS (See Attachment B for staff reports.)**1. Hearing and Action: Project Development Plan #16-116, 4 Gateway Center (444 Liberty Avenue), High Wall signs**

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

Bill Kolano of Kolano Design presented plans on behalf of Hertz Gateway Center LP, property owner, and Gateway Health, the tenant, for the erection of two high wall signs at 4 Gateway Center (444 Liberty Avenue).

The plans are for 2 signs on the façade one facing Market Square and the other facing Point State Park. Each sign is approximately 614 square feet, internally illuminated with supported structures designed and treated to blend in with the building's architecture.

Mr. Kolano showed illustrations of the signs, both day and night views. The proposed signage meets the zoning criteria.

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 #16-116, for the erection of two new high wall signs at 4 Gateway Center based on the application and drawings filed by Kolano Design on behalf of Hertz Gateway Center LP, property owner, and Gateway Health, the tenant, with the following condition:

The applicant must submit to the Zoning Administrator in writing that it will be operated within the current zoning code lighting standards, not to exceed a luminance of two thousand five hundred

2. Hearing & Action: Project Development Plan #16-132, 11 Stanwix Street, High wall signs

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

Corey Harrison of Atlas Sign and Lighting presented plans on behalf of Key Bank, a tenant of 11 Stanwix Street, LLC, the property owner for erection of four high wall signs to replace the existing high wall signs in the same location and slightly reduced face area.

Each sign is approximately 299 square feet, internally illuminated, and support structures designed and treated to blend with the building's architecture. All four signs will recess about five inches from the façade and will look like the signs are floating.

Mr. Harrison showed different elevations of the proposed signage stating that the signs will be smaller than the existing First Niagara signs.

Chris McMinn of the Design and Production Division of Key Bank stated that the Bank is very excited about the merger with First Niagara and would like to expedite this request for sign placement to coincide with the unveiling of the merger.

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 of the City of Pittsburgh approves the Project Development Plan No. 16-132 for the erection of four new high wall signs at 11 Stanwix, LLC based on the application and drawings filed by Atlas Sign & Lighting on behalf of 11 Stanwix, LLC, property owner, and Key Bank, the tenant, with the following condition:

The applicant must submit to the Zoning Administrator in writing that it will be operated within the current zoning code lighting standards, not to exceed a luminance of two thousand five hundred (2,500) units during the daylight hours between sunrise and sunset, and not exceed a luminance of two hundred fifty (250) units at all other times.

MOVED BY Ms. Pezzino; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

3. Hearing & Action: Project Development Plan #16-122, 5000 Baum Boulevard, exterior renovations

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

Bill Brennan of Celli-Flynn Architects on behalf of the property owner UPMC presented plans for exterior renovations to 5000 Baum Boulevard. The exterior work proposed includes new windows, including insulation glass and mullions, on the Centre Avenue south elevation. The proposed windows will match the renovations made to the Baum Boulevard and Morewood Avenue elevations previously completed. The exterior work also includes minor brick infill.

The Chairwoman called for comments from the Public.

Janet Cercone Scullion of the Bloomfield Citizens Council spoke, stating that the Council is pleased with UPMC's improvements, even though it is an empty building, they fully support it.

Lenore Williams of the Baum Centre Initiative spoke in support of the restoration of the building.

There being no more 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 of the City of Pittsburgh approves Project Development Plan No. 16-122 for exterior renovations at 5000 Baum Boulevard by Celli-Flynn Brennan on behalf of UPMC property owner, with the following condition:

1. Final construction plans including final site plan and elevations 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 Mr. Brown

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

OPPOSED: None

CARRIED

4. Hearing & Action: Project Development Plan #16-133, 380 North Shore Drive, DR-B, façade renovations

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

Chris Pleff of Next Architecture and Swatchroom on behalf of the property owner, Continental Real Estate Systems, for façade renovations to a covered outdoor dining area along North Shore Drive, in the western building. The application is for Burn, a new restaurant and cigar bar.

Mr. Pleff showed illustrations of the entrance doors and patio including the planters that will be along the front. He stated that the gate for handicap accessibility will be moved slightly down away from the sloped area.

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 asked if smoking will be permitted inside the restaurant.

Mr. Pleff stated yes.

Ms. Mondor asked if the applicant if he had conversations with the other tenants of the building.

Mr. Pleff stated yes and there are no concerns at this time.

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 #16-133, for approval of façade renovation and covered outdoor seating area at 380 North Shore Drive, based on the application and drawings filed by Next Architecture and Swatchroom, on behalf of property owner Continental Real Estate Companies, with the condition:

- a. Final construction plans including final site plan and elevations 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. Pezzino

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

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C.)

- 5. Meridan Park Plan of Lots, 225 Meridan Street, 19th 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 Meridan Park Plan of Lots, submitted by FRMM Group, LLC, dated September 2, 2016 and received by the Planning Commission on September 20, 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. Deitrick; SECONDED BY Ms. Pezzino

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

OPPOSED: None **CARRIED**

- 6. 6555 Penn Avenue Consolidation Plan, 655 Penn Avenue, 12th 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 6555 Penn Avenue Consolidation Plan, submitted by Carnegie Mellon University, dated August 2, 2016 and received by the Planning Commission September 20, 2016 be scheduled for final approval on October 4, 2016.

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

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

OPPOSED: None **CARRIED**

7. Campus Advantage Consolidation Plan, 3417 Forbes 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.

MOTION: That the Campus Advantage Consolidation Plan submitted by UPMC Health Systems dated June 30, 2016 and received by the Planning Commission on September 20, 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. Deitrick; SECONDED BY Ms. Pezzino.

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

OPPOSED: None **CARRIED**

8. Alpha Prime Plan No. 1, 6119-6123 Penn Avenue, 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 Alpha-Prime Plan NO. 1, submitted by Alphabet City Development Company, dated August 12, 2016 and received by the Planning Commission September 20, 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. Deitrick; SECONDED BY Ms. Pezzino.

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

OPPOSED: None **CARRIED**

9. Revision No. 2 to Pittsburgh Technology Center Plan of Lots No. 2, 2nd Avenue and Technology Drive, 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.

MOTION: That the Revision No. 2 to Pittsburgh Technology Center Plan of Lots No. 2, prepared for the Urban Redevelopment Authority, dated January 20, 2016 and received by the Planning Commission September 20, 2016 be scheduled for final review on October 4, 2016.

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

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

OPPOSED: None

CARRIED

F. DIRECTOR'S REPORT

Director Gastil reported that in two weeks the commission will have a full Director's Report. The plan will be to review the planning principles, the comprehensive plan, the planning efforts in the city, P4 work matrix, resilience plan, the cities work plan, the climate action plan, and the principles of zoning.

D. ADJOURNMENT:

3:50 p.m.

APPROVED BY:

Fred Brown
ACTING 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.