

**CITY PLANNING COMMISSION**

Minutes of the Meeting of October 18, 2016  
Beginning at 2:07 p.m.

**PRESENT OF THE COMMISSION:** Vice-Chairwoman Burton-Faulk,  
Gitnik, Askey, Dick, Pezzino

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

**AGENDA ITEMS COVERED IN THESE MINUTES**

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Ms. Burton-Faulk 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 October 4, 2016 meeting were approved.

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

Ms. Burton-Faulk stated that the Commission was in receipt of correspondence:

- Letter from Councilman Lavelle asking the Commission to postpone the hearing for the Middle Hill Redevelopment District.
- Letter from the Squirrel Hill Urban Coalition in favor of the Forward Murray Redevelopment District.
- Letter from the Northside Leadership Conference in support of the East Allegheny Redevelopment District.

- Email from A. Glickman in regards to the URA Forward Murray Redevelopment District.

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

1. Hearing and Action: Redevelopment Area Certification #13, Urban Redevelopment Authority, Forward Murray Redevelopment Area

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

Kirin Hoyer-Winfield of the URA reviewed the funding sources stating that some assistance was received from banks. The area used the most is the TIFF district. This is one of the first stages of the initial stages of TIFF district. This action forces the URA to go to City Council if they wish to sell the land which will create an additional layer going forward.

Some of the community questions were: Does it affect taxes? No. Does it go on my deed or affect my title? No. Does this give the city additional powers to recover the property? No. Does this have any effect on Zoning? No.

Mark Petrick from KU Resources presented information under the URA law of 1945. 7 Conditions of Blight are specified in the law and they are:

1. Unsafe, unsanitary, inadequate or overcrowded conditions of dwellings
2. Excessive land coverage by buildings
3. Lack of proper light, air and open space
4. Defective design and arrangement of buildings
5. Faulty street and lot layout
6. Economically and socially undesirable land uses
7. Inadequate planning of the area

There are a number of defective buildings along Shady Avenue and are not suitable for other uses. There are several faulty traffic areas in this area. There are very small lots that are oddly shaped and difficult to develop on. 23% of vacant land includes former parking lots at several sites. Overall the conditions of the area meet all of the requirements.

The Chairwoman called for comments from the Public.

Raymond Bond of the Squirrel Hill Urban Coalition spoke in support of the redevelopment area certification.

Marty Eisler of the Gateway Committee spoke in support of the redevelopment certification area.

Lena Andrews of Action Housing spoke in support of the redevelopment certification area. She also noted that this certification is helpful to applications for low income housing tax credits.

Kurt Conrad of Councilman O'Connor's office spoke in full support of the redevelopment certification area.

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

Mr. Gitnik thanked the Squirrel Hill Urban Coalition and the Gateway Committee for coming to speak on behalf of this plan.

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 certifies the Forward Murray Study Area as blighted and eligible for redevelopment based on the Basic Conditions Report dated April 2016; and in light of the Pennsylvania Redevelopment Law of 1945 hereby creates the Forward Murray redevelopment area.

MOVED BY Ms. Dick; SECONDED BY Ms. Pezzino.

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

OPPOSED:                 None

**CARRIED**

2. Hearing & Action: Redevelopment Certification #14, East Allegheny Redevelopment Area

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

Kryn Hoyer-Winfield of the URA spoke stating there are no specific development plans but there is area for improvement. There is some real potential over the next five years.

Mark Petrick from KU Resources presented information under the URA law of 1945. 7 Conditions of Blight are specified in the law and they are:

1. Unsafe, unsanitary, inadequate or overcrowded conditions of dwellings
2. Excessive land coverage by buildings
3. Lack of proper light, air and open space
4. Defective design and arrangement of buildings
5. Faulty street and lot layout
6. Economically and socially undesirable land uses
7. Inadequate planning of the area

There are numerous abandoned structures in the area some of which have common walls with occupied structure throughout the area. There are examples listed in the report. There is inadequate open space according the Department of City Planning. The community was separated by the 279 North Interstate. There are a number of small lots and streets that pass through buildings. There are a number of vacant or underutilized structures.

The Chairwoman called for comments from the Public.

Time Lynn of Salter Way spoke in support of the redevelopment certification area.

Mark Falter of the Northside Leadership Conference spoke in support of the redevelopment certification area because it clearly meets the requirements. He also asked why the report calls the area East Allegheny. He asked that it be called Dueschtown.

Steven Pasca of Cedar Avenue spoke stating that some of the areas listed in the presentation are being redeveloped. He also stated that this area is a large historic district and that some of the homes are being sold for over \$1.5 million dollars and that there are new businesses in the area which are doing well. He wanted to know what will be the financial and negative

impacts. He also asked if a developer has come forward with plans and what grants and tax incentives and assurances will be given.

Mr. Hoyer-Winfield stated that there is no negative impact and it will not negatively affect neighbors. There are no plans to take over the land and that the area technically includes a variety of properties and there is no existing master plan.

Katie Sawyer of Concord Street spoke in regards to the importance of the infrastructure funds. 70% of people in the area do not have cars and the sidewalks are deplorable. Therefore, she is in support of the recertification.

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

Mr. Gitnik asked what the negative impacts to homeowners are. Does it increase the property value?

Mr. Hoyer-Winfield stated that they have looked into it and there is no direct connection.

Mr. Gitnik asked why Mr. Pasca's property is listed on the report as blighted.

Mr. Petrick said there was a time lapse between the site investigation and the present time so properties that are being renovated or have been were missed.

Mr. Gitnik asked about community name. Why did they not use the name Deuschtown.

Mr. Gastil stated that the names are as they are in the city records and in the 90 neighborhoods in Pittsburgh.

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 certifies the East Allegheny Study Area as blighted and eligible for redevelopment based on the Basic Conditions Report dated January 2016; and in light of the Pennsylvania Redevelopment Law of 1945 hereby creates the East Allegheny Redevelopment Area.

MOVED BY Ms. Dick;                      SECONDED BY Ms. Askey

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

OPPOSED: None **CARRIED**

3. Hearing & Action: Redevelopment Area Certification #15, URA Greater Hill District

Mr. Layman stated that this project will be held for four weeks at the request of Councilman Lavelle.

**D. CONTINUED HEARING AND ACTION**

4. Hearing and Action: Project Development Plan #16-110, 201 Isabella Street, High Wall Signs, DR-D

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

Testimony was closed at the last meeting so there will be no public comments at this time, the Chairwoman called for comments from the Commissioners.

Mr. Gitnik stated that he was disappointed that Alcoa felt the need for two signs.

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 #16-110, for the erection of two new high wall signs at 201 Isabella Street based on the application and drawings filed by Boyd Bryant on behalf of Alcoa, property owner, 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) nits during daylight hours between sunrise and sunset, and not to exceed a luminance of two hundred fifty (250) nits at all other times.

MOVED BY Ms. Dick;            SECONDED BY Ms. Askey

IN FAVOR: Askey, Burton-Faulk, Dick,

ABSTAINED: Pezzino, Gitnik

OPPOSED: None

**CARRIED**

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

5. Robert S. Cassat Plan Revision No. 2, 1204 James Street, 23<sup>rd</sup> Ward

Held.

6. Pine Gardens Plan of Lots, 4016-18 Willow Street, 9<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 Pine Gardens Plan of Lots, 9<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Pine Gardens LP and received by the Planning Commission October 18, 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 Mr. Gitnik.

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

OPPOSED: None

**CARRIED**

- 7. 8184 Frankstown Road Consolidation Plan, 8184 Frankstown Road, 13<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 8184 Frankstown Avenue Consolidation Plan, 13<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for Cozza Enterprises and received by the Planning Commission October 18, 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 Mr. Gitnik.

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

OPPOSED: None **CARRIED**

- 8. N2 Properties, LP Plan of Lots, 244 Alpine Avenue, 25<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 N2 Properties Plan of Lots, 25<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, prepared for N2 Properties LP and received by the Planning Commission October 18, 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 Mr. Gitnik.

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

OPPOSED: None **CARRIED**

9. Martin and AMP Realty Holdings Subdivision Plan, 215 Elysian Street, 14<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 Martin and AMP Realty Holdings Subdivision Plan, prepared for Martin and AMP Realty Holdings, dated September 2, 2016 and received by the Planning Commission October 18, 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 Mr. Gitnik.

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

OPPOSED: None

**CARRIED**

10. Wadsworth Consolidation Plan, 2528 Wadsworth Street, 5<sup>th</sup> Ward

Held.

D. **ADJOURNMENT:** 3:30 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.