

CITY PLANNING COMMISSION

Minutes of the Meeting of November 1, 2016
Beginning at 2:04 p.m.

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

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.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Askey and seconded by Ms. Dick the minutes from the October 25, 2016 meeting were approved. Ms. Deitrick, Mondor, and Mr. Brown abstained.

B. APPOINTMENT OF ACTING SECRETARY

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

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

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

- A letter from Uptown Partners in support of the IPOD Extension.

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

1. Hearing & Action: Zone Change Petition #789, Crane Avenue and Medhurst, Banksville Park

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

Mr. Layman presented the request for rezoning of four parcels from single Unit Detached Residential Low Density (R1D-L) to Parks (P). The purpose of the proposed zone change is to have the zoning map reflect the already established Banksville Park. Three of the four properties are owned by the City of Pittsburgh. The fourth property, 17-R-110 which may hold all or portion of one of the park's basketball courts, is owned by Community Realty, Inc. Any use permitted in the Parks district may be considered for future development and individual applications shall be submitted by individual developers in conformance with the Zoning Code. The property owners within 150ft. of the proposed zone change area were notified of the proposal and notices were posted in the area. No responses from adjacent property owners were received.

The Chairwoman called for comments from the Public.

Laurie Marbello from Councilwoman Kail-Smith's office spoke in support of this Zone Change Petition.

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

Ms. Deitrick asked when it was zoned residential.

Mr. Layman stated to his best guess it was in the late 90's.

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 recommends approval to City Council of Zone Change Petition No. 789 to rezone four certain parcels, owned by the City of Pittsburgh and

Community Realty, Inc., located at Crane Avenue, from Single-Unit Detached Residential Low Density to Parks (P) in accordance with the legislation attached herein.

MOVED BY Ms. Blackwell;

SECONDED BY Ms. Dietrick

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

OPPOSED: None

CARRIED

3. Hearing & Action: Historic Nomination: East Circuit Road, Catahecassa Spring

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

Ms. Quinn gave presentation related to the structure. The Catahecassa Fountain is a roughly-hewn granite stele with a bas-relief bust of Chief Catahecassa located above the bronze plaque bearing an inscription. The fountain has undergone several minor alterations in its history although the precise date of these cannot be traced to a specific point in time.

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

Ms. Deitrick asked if the Parks Conservancy is involved.

Matthew Falcone stated that the Conservancy is very interested in being involved.

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 provides the City Council with a positive recommendation for the three springs historic nomination under Section 1101.04(b)(3).

MOVED BY Ms. Deitrick; SECONDED BY Mr. Brown

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

OPPOSED: None

CARRIED

4. Hearing & Action: Historic Nomination: Damas Street, Voegtly Spring

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

Ms. Quinn gave presentation relating to the structure which is located in the Spring Hill neighborhood. In 1912 a rectangular concrete structure was built into the side of the hill to concentrate and control the flow of the spring, this structure is approximately 106” tall and 86” wide. The spring structure sits back about 39 inches from the sidewalk, and the shale wall to the right of the spring is about 70 inches from the sidewalk. Ms. Quinn stated that the property owners are the City of Pittsburgh.

The Chairwoman called for comments from the Public.

Councilman Dan Gilman spoke in full support of this nomination and plans to find resources to have it restored and preserved.

Matthew Falcone the nominator of this structure spoke in support of the nomination stating that Pittsburgh will be the first to have a Spring designated

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 provides the City Council with a positive recommendation for the three springs historic nomination under Section 1101.04(b)(3).

MOVED BY Ms. Dick; SECONDED BY Ms. Deitrick

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

OPPOSED: None

CARRIED

5. Hearing & Action: Historic Nomination: 4830 Hatfield Street, Bayard School

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

Ms. Quinn gave presentation relating to the structure. The former Bayard School is located at 4830 Hatfield Street. The building is two stories in height and of brick construction and is in disrepair.

The Chairwoman called for comments from the Public.

Rich Pololi of Q Development spoke stating that they are in the process of buying the building and plan to renovate as a multi-residential project. They will also be seeking Historic Tax Credits.

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

Mr. Gastil asked if the developer was aware that this may get delayed in City Council.

Mr. Pololi asked if he knew when City Council would take action.

Mr. Gastil stated that the Commission will proceed today but they don't have a mechanism to assure the timeliness of the Council.

Mr. Brown asked what type of housing will be in this building.

Mr. Pololi stated that they plan for 11 apartments.

Ms. Dick asked if it would be ADA accessible.

Mr. Pololi stated that it is not feasible to make the building accessible.

Ms. Dick suggested that they look into the visibility tax credit.

Mr. Pololi stated they may.

Mr. Brown asked if they would be affordable.

Mr. Pololi stated that they will be moderately priced market rate units.

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

6. Hearing & Action: IPOD Extension, Resolution for extension of Uptown IPOD #4

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

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 Recommends Approval to City Council of the six-month extension of the expiry date of IPOD-4, Uptown. The expiry date of the Interim Planning Overlay District referenced in Section 907.02.I, known as IPOD-4, Uptown shall be extended by six months to 28 May, 2017 as per Section 907.02.C of the Zoning Code. Staff shall be directed to draft and submit a resolution to City Council to this effect.

MOVED BY Ms. Deitrick; SECONDED BY Ms. Blackwell

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

OPPOSED: None

CARRIED

8. Darkside Properties Inc. Plan of Lots, 5600 and 5620 Hawthorne 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 Dark Side Properties, Inc., Plan of Lots, 10th Ward, City of Pittsburgh, County of Allegheny, prepared for Dark Side Properties, Inc. and received by the Planning Commission November 1, 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, Brown, Askey, Blackwell, Deitrick, Dick

OPPOSED: None

CARRIED

9. 1020 Ridge Lots Consolidation Plan, 1020 Ridge Street, 21st 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 1020 Ridge Lot Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, prepared for Shriber Holdings LLC and received by the Planning Commission November 1, 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, Brown, Askey, Blackwell, Deitrick, Dick

OPPOSED: None **CARRIED**

F. **Director's Report**

Mr. Gastil informed the Commission that at the next meeting the department plans to present on the Neighborhood Plan and approach a plan for assisting neighborhood plans. It will be presented by the Strategic Planning Division. He also noted that the Design Plan will be presented in the beginning of December.

G. **ADJOURNMENT:** 2:40 p.m.

APPROVED BY: Sabina Deitrick
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.