

City of Pittsburgh

Planning Commission

Meeting Minutes

June 16, 2020 at 2:50PM Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Rachel O'Neil
Sabina Deitrick
Dina (Free) Blackwell
Fred Brown
Holly Dick

Staff Present

Corey Layman, Zoning Administrator
Andrew Dash, Acting Director City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Daniel Scheppeke
Zubin Coleman

Index

Item	Page Number
1. DCP-ZDR-2019-07760 154 Art Rooney Avenue, Heinz Field Signage	2
2. DCP-ZDR-2019-01147 Steep Slope Overlay , West Jefferson Street Townhomes	2
3. DCP-ZDR-2019-05643 1707 Fifth Avenue, New Mixed use Building	4
4. DCP-ZDR-2020-00517 823 Penn Avenue, Demolition	5
5. DCP-LOT-2020-00205 Noblestown Road Major Subdivision, East Carnegie	6
6. DCP-LOT-2020-00142 130 Rogers, Major Subdivision , New Homestead	6
7. DCP-LOT-2020-00236 7535 Penn Ave, Major Consolidation , Point Breeze North	7
8. DCP-LOT-2020-00490, St Lawrence O'Toole, Garfield	7
9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District	8
10. DCP-LOT-2020-00229 430 Jacksonia, Central Northside	8
11. DCP-ZDR-2020-00245 1212 Madison Ave, East Allegheny	9

A. Approval of Minutes

On motion duly moved by Ms. Burton- Faulk and seconded by Ms. Blackwell, the minutes of the June 2, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

-

C. Development Reviews (See Attachment C for staff reports.)

1. **Hearing and Action:** DCP-ZDR-2019-07760 154 Art Rooney Avenue, Heinz Field Signage Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Gallagher from Buchanan Ingersoll & Rooney PC on behalf of Sport and Exhibition Authority stated that this is a new sign for a fan shop.

Initially requested the signage text in this location at 4'10" above the canopy, as part of Zoning Board Case 213 of 2019. Sign was denied without prejudice and the applicant returned to the Zoning Board with the request for signage 3' 3" above the canopy as part of ZBA Case 14 of 2020 and was granted a variance to exceed permitted square footage and signage above the canopy.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCPZDR-2019-07760, for new signage at 100 Art Rooney based on the application and drawings filed by Buchanan Ingersoll & Rooney PC on behalf of the Sports and Exhibition Authority, property owner.

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Brown, Dick, Deitrick

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2019-01147 Steep Slope Overlay , West Jefferson Street Townhomes Ms. Kramer made presentation in accordance with the attached staff report. An application was filed by the property owner Jerry Casale to construct 6 attached single family dwellings with related site walk, private street and retaining walls. The geotechnical report for this project was reviewed and found sufficient.

Mr. Tysen Miller from KU resources stated that project was presented for briefing on last PC on June 2, 2020.

The original application included construction of 7 single unit homes, and after working with planning staff application was updated to reduce the number of proposed units from seven to six.

There was an existing structure on subject lots that will be demolished.
Existing sidewalk will be replaced with new sidewalk.

Mr. Miller presented photos of existing site and adjacent area conditions, site plans and renderings for proposed dwellings.

All units will have integral parking garages in rear yard.

The Zoning Board of Adjustment heard a case 205 of 2019 related to this application, and approved Special Exception for single family attached uses, variances to allow the homes to be built on land with greater than 30% slopes, and variances to allow build 4 story structures.

Mr. Miller presented building materials to be used for construction homes, and construction management plan phases.

In addition, he reported about meetings that the applicant had with Allegheny City Civic Association and public.

Ms. Beth Pearson, resident, had concerns regarding storm water collection on subject lots, and approved building height.

Neighbors already have water problems in home basements after grading started.

Also, she said that area has a very steep hill, and she wants to know how the applicant wants to prevent land sliding.

Mr. Paul Johnson, resident, stated in favor of new homes.

Mr. Tysen also clarified that he visited neighborhood recently, and he recognizes the problem, and additional drainage will be added to keep hills safe. In addition, some old trees are removed from the property, and new large trees will be planted.

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

Ms. Dick asked to clarify tree removal plans.

Ms. O'Neil asked if grading already started on site.

Ms. Mingo had a clarification about front window design if they are fixed or operable, and ownership of rear sites.

Mr. Brown asked to provide information for storm water collection.

There being no more comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Steep Slope Overlay Application DCP-ZDR-2019-01147, for new construction of six attached, single-family homes with

related site work, private street, and retaining walls, based on the application and drawings filed by Jerry Casale, property owner, with the following conditions:

1. All measures recommended in the applicant's geotechnical report shall be implemented.
2. An on-site arborist shall coordinate with the Department of Permits Licenses and Inspections and with the Urban Forester throughout construction impacting the steep slopes.
3. The final construction plans including site plans, elevation, and landscape plan with slope revegetation and tree replacement shall be reviewed and approved by the Zoning Administrator prior to the issuance of a building permit, and
4. Copy of the conservation easement ensuring the limits of Hillside disturbance shall be submitted to staff for review and shall be approved by the Zoning Administrator prior to the issuance of a building permit.

MOBED BY: Ms. O'Neil

SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Brown, Dick, Deitrick

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2019-05643 1707 Fifth Avenue, New Mixed use Building
Ms. Rakus made presentation in accordance with the attached staff report.

An application was filed by Indovina Associates Architects, on behalf of 1717 Fifth LLC, property owner, for new construction of a six-story mixed-use building.

The mixed-use structure will contain first floor retail, 52 dwelling units, and 8 accessory parking spaces.

DAM was held on March 11, 2020 and Design Review meeting was held in November 2019.

Zoning staff recommends approval with standard conditions.

Mr. Ryan Indovina, architect, presented site location, project timelines plans, and public meetings held. Proposed structure located in Uptown Public Realm District. Construction plans includes some special elements, such as green roof, limited parking, and public art opportunities.

Mr. Indovina presented site contextual images, plan, elevation drawings and renderings.

He also reported about proposed storm water plan.

Mr. Michael McAllister said that good job was done for this proposal.

Ms. Williams from Hill CDC stated that they have some concerns to address but never had a meeting for discussion.

Mr. Alexander Denmark from Uptown Partners supported a proposal.

Mr. Greg Annan, resident, supported a project.

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

Mr. Brown asked to clarify the amount of storm water collection.

Ms. Dick asked to conform green roof water absorption.

There being no more comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan DCPZDR-2019-05643 for new construction of a six story mixed use building at 1717 Fifth Avenue, based on the application and drawings filed by Indovina Associates Architects, on behalf of 1717 fifth Ave, LLC, with the following condition: The final construction plans including site plans, landscape plans, and elevations, and construction management plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.

MOBED BY: Ms. Dick

SECONDED BY: Mr. Brown

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Mingo, O'Neil, Deitrick

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2020-00517 823 Penn Avenue, Demolition

Ms. Rakus made presentation in accordance with the attached staff report.

An application was filed by the Pittsburgh Cultural Trust, property owner, for demolition of the existing structure. The applicants held a Development Activities Meeting with the Registered Community Organization, Pittsburgh Downtown Partnership, on January 22, 2020.

Ms. Rakus recommended approval a proposal with conditions.

Mr. Brooks Robinson from Truststart explained site location and a necessity of building demolition.

He presented photos of existing condition from different point of view.

He also asked to approve a demolition, especially because construction crew is now on site and ready to start a job.

Mr. Brooks reported about street closing during demolition time.

He said that he is ready to work with planning to finalize a fence design.

Landscaping will be also done.

Mr. Bill Garly, adjacent property owner supported a project.

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

Ms. Mingo asked for future plans regarding the remaining building and if it possible to lift the art piece up on higher foundation.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCPZDR-2020-00517, for demolition of an existing structure at 823 Penn Avenue based on the application and drawings filed by the Pittsburgh Cultural Trust, property owner, with the following condition:

1. Applicant shall work with staff on the final design for the parklet, including fencing design and landscaping.

MOBED BY: Ms. Dick

SECONDED BY: Mr. Deitrick

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Mingo, O'Neil, Brown

OPPOSED:

MOTION CARRIED

D. Plan of Lots (See Attachment D)

5. DCP-LOT-2020-00205 2900 Noblestown Road Major Subdivision, East Carnegie
Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

2900 Noblestown Road Subdivision, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Brown

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Deitrick, Dick

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-00142 130 Rogers, Major Subdivision , New Homestead
Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

130 Rogers Court Subdivision, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. O'Neil

SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Mondor, Dick, Blackwell

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-00236 7535 Penn Ave, Major Consolidation , Point Breeze North
Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

7535 Penn Avenue Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. Dick

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Balckwell, Mingo, Mondor, Dick, O'Neil, Deitrick

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-00490, St Lawrence O'Toole, Garfield
Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

Saint Lawrence O'Toole Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Dick, O'Neil, Burton-Faulk, Brown

OPPOSED:
SUSTAINED: Mondor
MOTION CARRIED

9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District
Mr. Scheppke made presentation in accordance with the attached staff report.
Mr. Daniel Kunz, attorney for applicant, in presence for questions.

Mr. Jay Green, resident, owner of the abated lot, had concerns regarding blocking his building windows and water damage, opposed the approval.

Mr. Levine, architect, disagreed that application does not meet Zoning Code's requirement.
Mr. Layman, Zoning Administrator, conformed that application is in compliance with a Zoning Code.

Ms. Dick suggested pulling off for the decision and to continue with the application.

There being no more comments from the Commissioners, the Chairwoman called for the motion.

MOTION:
Boulevard and Market Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Blackwell, Dick, O'Neil, Morton, Brown, Deitrick
OPPOSED: Burton-Faulk, Mingo

MOTION CARRIED

10. DCP-LOT-2020-00229 430 Jacksonia, Central Northside
Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:
430 Jacksonia Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Brown SECONDED BY: Ms. Dick

IN FAVOR: Blackwell, Mingo, Mondor, O'Neil, Deitrick, Burton-Faulk

OPPOSED:

MOTION CARRIED

11. DCP-ZDR-2020-00245 1212 Madison Ave, East Allegheny

Mr. Scheppke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

1212 Madison Avenue Consolidation Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Mondor, Dick, O'Neil, Burton-Faulk, Brown

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

D. Adjournment

Motion to adjourn made by Ms. Blackwell, and seconded by Ms. Deitrick. The Meeting adjourned at 5:17 PM.

Approved by:

Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.
