

**City of Pittsburgh**  
**Planning Commission**  
**Meeting Minutes**

*July 14, 2020 at 3:11pm, Meeting called to order by Ms. Christine Mondor*

In Attendance

Chairwoman Christine Mondor  
 Vice Chairwoman LaShawn Burton-Faulk  
 Secretary

Jennifer Askey  
 Sabina Deitrick  
 Dina (Free) Blackwell  
 Holly Dick  
 Rachel O'Neill

Staff Present

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

Anne Kramer  
 William Gregory  
 Kathleen Oldrey  
 David DeLeon

Index

Item	Page Number
1. DCP-ZDR-2020-01410 339 Forbes Avenue, Façade Renovation	2
2. DCP-ZDR-2020-01500 500 1 <sup>st</sup> Avenue, Façade Renovation	3
3. DCP-ZDR-2020-03151 612 Smithfield Street, Façade Renovation	3
4. DCP-ZDR-2019-05356 12 W North Avenue, LEED bonusing	4
5. DCP-ZDR-2019-05655 27 51 <sup>st</sup> Street, Interior and exterior renovations	5
6. 18-PDP-00050 106 Market Street Parcel 1-G-106 Demolition	6
7. 8-PDP-00049 104 Market Street Parcels 1-G-107 and 1-G-109 Demolition	6
8. DCP-LOT-2020-00546, Garden Theater Lot Consolidation, Central Northside	7
9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District	8
10. DCP-LOT-2020-00479 327 North Negley, Garfield	8
11. DCP-LOT-2020-00550, Round House Subdivision, Hazelwood	9
12. DCP-LOT-2020-00559, 601 Clyde Street, Shadyside	9
13. DCP-LOT-2020-00545, 5462 Black Street, Garfield	10
14. DCP-LOT-2020-00602, 7330 Susquehanna, Homewood South	10
15. DCP-LOT-2020-00542, Hazelwood Brewery Consolidation, Hazelwood	10

A. Approval of Minutes  
 No minutes.

B. Correspondence (See Attachment B)  
 The Commission is in receipt of the following correspondence:

**First and Market Demos**

Karamagi Rujumba, Pittsburgh History and Landmarks Foundation  
Melanie Como Harris, IKM Architecture  
Leah Schwotzer  
Matthew Craig, Young Preservationists  
Michael C Barbarita  
Robert B. Caplan, P.E.  
Sean Toulouse  
David R. DeSimone Steve  
Regan  
Gust Dean Economos  
John Valentine, Downtown  
CDC

Senator Wayne Fontana  
Morgan Kappler  
Elizabeth Waickman  
Abby Kougher  
Janice Masters  
Catherine Marchelletta  
Denise DeSimone  
Lauren Townsend  
DJ Bryant  
Jillian Herrle  
Elizabeth Sheehan  
Jay  
Anthony Pollino  
Stephen Mesich  
Wesley A. Cramer

**DCP-ZDR-2019-05356 and DCP-LOT-2020-00546 12 W North Avenue Lot Consolidation for the Garden Theater Block Development**

Margaret Connor, Mexican War Streets Society

**DCP-LOT-2020-00078**

Jay Green  
Counci B2020-0198 **Parking Amendment**  
Sam Shipkovit  
Barbara Rudiak, South Side Community Council

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

1. Hearing and Action DCP-ZDR-2020-01410 339 Forbes Avenue, Façade renovation  
Mr. DeLeon made presentation in accordance with the attached staff report.

Mr. Tyer Paytas presented project information for Clean Yoga business. He explained site location, presented renderings for façade renovation, proposed materials and glass replacement.

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 Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application for DCP-ZDR-2020-01410 339 Forbes Avenue for façade renovation on an existing structure.

MOVED BY: Ms. Blackwell

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-01500 500 1<sup>st</sup> Avenue, Façade Renovation

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

Mr. Brian Gruendl presented proposal to renovate bank façade that includes replacement of main entrance doors on an existing 4 and 5 story structure.

Mr. Gruendl explained renderings and elevation drawings, proposed façade materials and construction management plans.

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

Ms. Dick asked the applicant to clarify if new doors will be operated by employees cards and how public access is proposed.

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

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-01500, filed by Ken Schrock on behalf of Buncher Family Foundation, the property owner, and PNC Bank, the tenant, for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Blackwell

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-03151 612 Smithfield Street, Façade Renovation.

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

Mr. Ron Graziano, Director Facilities for Carnegie Library explained the project background and introduced project architect Karen Loysen.

Ms. Loysen presented photos of library building through years of renovation steps and history of inside library use. She also explained the applicant intension to improve library façade and entrance appearance, proposed changes to glassing and materials. Applicant had multiple active community meetings to discuss the proposal and a big support from the public.

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 Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-03151, filed by Loysen + Kreuthmeier Architects on behalf of German Evangelical Protestant Church, the property owner, and Carnegie Libraries of Pittsburgh, the tenant, for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2019-05356 12 W North Avenue, LEED bonusing.

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

Mr. Bill Gatti from TREK Development Group presented project information and proposed corner structure location.

He introduced community process summary and history of activity meetings held.

Mr. Kevin Wagstaff, architect with PWWG, presented photos of neighborhood area, street view and a site plan. He explained parking calculation for proposed uses. In addition, he made presentation of a landscape and construction management plans and storm water management summary. Proposed building materials and colors to be used and renderings also were presented.

Mr. Kevin McKeegan, council for the project, addressed his questions to Planning staff Mr. Gregory and Mr. Layman about Zoning Code section 915.04 and LEED implementation.

Ms. Cynthia Jampole, traffic specialist summarized her analysis for traffic study.

Chairwoman called for questions and comments from the public.

Ms. Barbara Talerico supported TREK project.

Ms. Pat McGrail, representative for Steven Pascal, questioned Mr. Layman about project review steps done, she testified that based on her map calculation new building is located 85ft from Residential zoned district, and requires additional review and variances.

Ms. Margaret Connor supported the proposal.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.  
Ms. O'Neill questioned Ms. McGrail about her client's residency and standing rights.

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

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No DCP-ZDR-2019-05356, filed by Tonya Markiewicz of PWWG Architects, on behalf of Garden Theatre Block LLC, the property owner, for new construction of a five story structure with the following conditions:

1. The final construction plans including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.
2. Evidence of compliance with the Sustainable Development Bonus standards under Section 915.04.D shall be reviewed and approved by the Zoning Administrator.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. O'Neill

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-ZDR-2019-05655 27 51<sup>st</sup> Street, Interior and Exterior renovations

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

Mr. Jeff Young from Perkins Eastman Architects presented photos of current site conditions and surrounding area, and proposed site development renderings and plans. He also explained proposed uses would be organized on site, rooftop equipment set up, materials and colors for façade renovation. Mr. Young presented landscaping site development, glassing, and New River Trail program.

Chairwoman called for questions and comments from the public.

Mr. Roy Weil, resident, supported a proposal.

Mr. Walter Haim, resident, thanked for a good job done and keeping one story structure height.

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

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

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2019-05655, filed by Jeff Young of Perkins Eastman Architects, on behalf of NW 51<sup>st</sup> Street LLC, the property owner, for redevelopment of the existing building, subject to the following conditions:

1. The final construction plans including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit
2. Applicant shall work with Department of Mobility and Infrastructure (DOMI) staff to resolve outstanding comments from the Transportation Impact Study prior to approval of an application for a building permit

MOVED BY: Mr. Brown

SECONDED BY: Ms. O'Neill

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

RECUSED: Askey

OPPOSED:

MOTION CARRIED

D. Continued Hearing and Action from June 30, 2020.

6. 18-PDP-00050 106 Market Street Parcel 1-G-106 Demolition, 18-PDP-00049 104 Market Street Parcels 1-G-107 AND 1-G-109 Demolition

The Chairwoman called from questions and comments from the Public.

Mr. Karamagi, resident, stated that subject buildings are not in a bad condition and could be saved and renovated for reuse. He supported motion to deny buildings demolition.

Ms. Melanie Harris, architect, stated that all buildings are special and unique, from her analysis only one wall is unstable and should be removed. Ms. Harris supported to deny structures demolition.

Mr. DJ Bryant supported proposal to preserve old buildings.

Mr. Matthew Craig suggested to fix buildings because of their unique characters, he thinks that after proposed demolition of current structure, no new construction will be done, and there will be empty lot used for surface parking.

Mr. Fred Goldsmith, Downtown property owner, said that Pittsburgh is a unique city with wonderful old buildings with historic characters, buildings have to be properly maintained.

Mr. Michael Sriprasert, stated that based on his analysis financial gap for new construction is higher than old structures restoration.

Mr. David Farkas, real estate specialist, reported that current office market is slowed down; he predicts that construction of new office space is not economically feasible. Mr. Farkas supported to deny demolition.

Mr. Levine asked Ms. Harris to clarify some aspects of her testimony.

Mr. Levine asked Mr. Sriprasert about his background and experience.

Mr. Levine questioned Mr. Craig about his participation in community meetings and letters provided for PC.

Mr. Levine asked Mr. Goldsmith regarding his ownership in Downtown buildings.

Mr. Jay Cren, resident, supported to preserve old buildings.

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

Ms. O'Neill asked Mr. Layman about applicant's choices to change application and scope of work.  
Mr. Brown asked Mr. Layman regarding planning staff recommendation for the project.  
Ms. Burton-Faulk questioned the applicant why no buildings maintenance was done for years.  
Ms. Mondor asked Mr. Levine about analysis for financial gap to renovate buildings or new construction on sites.

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

MOTION:

That the Planning Commission of the City of Pittsburgh DENIES WITHOUT PREJUDICE Project Development Plan PDP-00049, for demolition of an existing structure at 100-104 Market Street (Parcels 1-G-107 and 1-G-109) filed by Michael Troiani, property owner. The applicant is encouraged to bring the application for demolition before the Commission with a complete Project Development Application for redevelopment of the wider site.

That the Planning Commission of the City of Pittsburgh DENIES WITHOUT PREJUDICE Project Development Plan PDP-00050, for demolition of an existing structure at 106 Market Street (Parcel 1-G-106) filed by Michael Troiani, property owner. The applicant is encouraged to bring the applications for demolition before the Commission with a complete Project Development Application for redevelopment of the wider site.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Blackwell

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

ABSTAIN: O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

E. Plan of Lots

8. DCP-LOT 2020-00546 Garden Theater Lot Consolidation, Central Northside

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

Mr. Kevin McKeegan made a remark regarding some discrepancy on the plan report that should be corrected.

There being no more 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:

Garden Theatre Lot Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, 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: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:

OPPOSED:

MOTION CARRIED

9. 10.DCP-ZDR-2020-00078 Boulevard and Market, Central Business District

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

Mr. Gales, surveyor for the project, clarify that lot consolidation just a step and has no connection to demolition, asked to approve.

Mr. Jay Green concerned about water damage done on his property.

Mr. Daniel Kunz, neighbor, opposed consolidation.

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

Ms. O'Neill asked Zoning Administrator if proposed consolidation meets Zoning regulations.

There being no 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 July 14, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey

ABSTAIN: Dick

RECUSED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-00479 327 North Negley, 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:

**327 N Negley Consolidation**, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick  
RECUSED:  
OPPOSED:

MOTION CARRIED

11. DCP-LOT-2020-00550, Round House Subdivision, Hazelwood  
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:

**ROUND HOUSE SUBDIVISION**, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 28, 2020.**

MOVED BY: Ms. Askey

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick  
RECUSED:  
OPPOSED:

MOTION CARRIED

12. DCP-LOT-2020-00559, 601 Clyde Street, Shadyside  
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:

MOVED BY: Ms. Askey

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:  
OPPOSED:

MOTION CARRIED

13. DCP-LOT-2020-00545, 5462 Black Street, 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:

**5462 Black Street**, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick  
RECUSED:  
OPPOSED:

MOTION CARRIED

14. DCP-LOT-2020-00602, 7330 Susquehanna, Homewood South  
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:

**7330 Susquehanna Street**, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick  
RECUSED:  
OPPOSED:

MOTION CARRIED

15.DCP-LOT-2020-00542, Hazelwood Brewery Consolidation, Hazelwood

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:

**Hazelwood Brewery Consolidation**, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Blackwell]. The meeting adjourned at 8:10pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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