

City of Pittsburgh
Planning Commission
Meeting Minutes

August 25, 2020 at 3:20pm, Meeting called to order by Ms. Christine Mondor

In Attendance

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

Rachel O-Neill
 Sabina Deitrick
 Holly Dick

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
 Daniel Scheppke
 Sarah Quinn

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A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Development at Market Street, Blvd of the Allies, and First Ave

Joshua Brent
Carmine DiLucente

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

1. Hearing and Action

DCP-HN-2020-00240 Spring Hill Elementary School, Historic Nomination

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

Ms. Quinn informed history of construction, renovation and current conditions and use of building. The school consists of two wings. The western wing constructed in 1896 and renovated in 1936.

Ms. Quinn explained the criteria for designation and integrity standards. Planning staff recommends that the Planning Commission support the positive recommendation for historic nomination of subject building.

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination of structure and asked PC commissioners to approve a positive recommendation. Mr. Falcone stated that subject building is exceptional historic structure located in the unique neighborhood.

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

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of Spring Hill Elementary School building DCP-HN-2020-00240 for listing as a City –designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Deitrick

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

RECUSED:

OPPOSED

MOTION CARRIED

2. DCP-HN-2020-00373 Hanauer-Rosenberg House, Historic Nomination

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

Ms. Quinn informed that structure sits in a dense, urban, and largely residential street in Pittsburgh's historic Deutschtown neighborhood (listed on the National Register of Historic Places as well a City of Pittsburgh historic district). She also informed PC about a history of construction and use Hanauer- Rosenberg House.

Ms. Quinn explained the criteria for designation and integrity standards. Planning staff recommends that the Planning Commission support the positive recommendation for historic nomination of subject building

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination of structure and asked PC commissioners to approve a positive recommendation. He underlined the uniqueness of structure and its impact on surrounding neighborhood.

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

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of Hanauer- Rosenberg House DCP-HN-2020-00373 for listing as a City –designated historic site.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

3. DCP-ZDR-2020-06745 249 Fifth Avenue, Exterior Renovations

Mr. Gregory made presentation in accordance with the attached staff report. He explained that proposed scope of exterior renovations exceed \$50,000 cost that requires PC approval. Mr. Gregory stated that no Zoning Board of Adjustment approval is needed for this project, the proposed renovation is to replace windows and doors at the ground level on the building's southerly facade, including the replacement of two revolving doors. Planning staff recommends PC to approve this zoning application.

Mr. Adam Yaracs, architect for project, illustrated photos, renderings and elevation plans for new exterior elements .He also presented material palette and construction management plans. Most work will be done on weekends and evening time.

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-2020-06745 filed by IKM, on behalf of PNC Bank, the property owner for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
ABSTANE: Mondor
OPPOSED

MOTION CARRIED

4. DCP-ZDR-2020-02190 515-525 Grandview Avenue Townhomes

Ms. Rakus made presentation in accordance with the attached staff report. An application for PDP No. DCP-ZDR-2020-02190 was filed by Hampton Tech on behalf of NESBY LLC, property owner, for demolition of three existing structures and the construction of 8 new townhomes.

The project was reviewed in staff design review and staff encouraged the applicant to use high

quality building materials and having a strong presence on Grandview Avenue. Staff has no outstanding concerns.

Mr. Nathan Hart, architect, illustrated buildings design, elevations, site plans, and street view. Dimensional variances for site plans approved by Zoning Board of Adjustment. Mr. Hart presented details for sites landscaping and reported about past community meetings.

There being no comments from the Public, Ms. Burton-Faulk called for questions and comments from the Commissioners.

Ms. Dick, Ms. Mingo, and Ms. Detrick thanked the applicant for good project and for landscaping adjustment.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for DCP-ZDR-2020-02190 by Hampton Tech on behalf of NESBY LLC, property owner, for demolition of three existing structures and the construction of 8 new townhomes, with the following conditions:

1. Applicant shall work with staff on final details for the Grandview Avenue and Merrimac Street street edge to promote a safe pedestrian realm.
2. The final construction plans including site plans, elevations, landscape plan, and geotech plan shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

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

RECUSED:

OPPOSED

MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2020-00808, Sassafrass Way Consolidation, Polish Hill

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Sassafrass Way Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 15, 2020.**

MOVED BY: Ms. Mingo SECONDED BY: Ms. Deitrick

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

RECUSED:

OPPOSED

MOTION CARRIED

6. DCP-LOT-2020-00423 General Robinson Subdivision, North Shore

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

General Robinson Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON SEPTEMBER 15, 2020.**

MOVED BY: Ms. Mingo SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

7. DCP-LOT-2020-00692 Shaler Street Subdivision, Duquesne Heights

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Shaler Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

8. DCP-LOT-2020-00809 Sarah V Chappel Subdivision, South Side Slopes

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

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

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

MOTION:

Sarah V Chappel Lot Line Revision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

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

RECUSED:

OPPOSED

MOTION CARRIED

9. DCP-LOT-2020-00475 California Avenue Consolidation, California-Kirkbride

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

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

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

MOTION:

California Avenue Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

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

RECUSED:

OPPOSED

MOTION CARRIED

10. DCP-LOT-2020-00664 1209 E Carson Street Consolidation, South Side Flats

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

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

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

MOTION:

1209 E Carson Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

11. DCP-LOT-2020-00821 7520 Graymore Road Lot Line Revision, Point Breeze

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

7520 Graymore Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

12. DCP-LOT-2020-00820 Catoma and Meadeville Consolidation, Fineview

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Catoma and Meadeville Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

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

RECUSED:

OPPOSED

MOTION CARRIED

13. DCP-LOT-2020-00818 Saginaw Consolidation, Esplen

Mr. Schepke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Saginaw Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 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. Mingo

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

RECUSED:

OPPOSED

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Dick. The meeting adjourned at 4:25pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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