

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

*September 29, 2020 2:30pm Meeting called to order by Chairwoman Christine Mondor.*

In Attendance

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

Jennifer Askey  
 Sabina Deitrick  
 Dina (Free) Blackwell  
 Holly Dick  
 Rachel O-Neill  
 Fred Brown

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 Schepcke

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A. Approval of Minutes

On motion moved by Ms. Mingo and seconded by Ms. Blackwell, the minutes of the September 15, 2020 meeting are approved.

IN FAVOR: Mondor, Mingo, Askey, Deitrick, Blackwell, Dick, O'Neill

RECUSED: Burton-Faulk, Brown

OPPOSED:

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

**DCP-ZDR-2020-03908, 304 Jumonville Street**

Marimba Millones on behalf on the Hill District's Development Review Panel and the Hill CDC  
 James Hough

Justin Laing and Kendra Ross, Co-Chairs #ArtsinHD

**Notice of Appeal from Troiani Group regarding Market Street properties SA-20-000418**

**Notice of Intervention from Lumania Properties regarding SA-20-000359**

C. Development Reviews (See Attachment C for staff reports)  
Hearing and Action

1. DCP-ZDR-2020-07478, 908 Penn Avenue, New residential units, Downtown

Ms. Kramer made presentation in accordance with the attached staff report. Mr. Sean Beastley, architect, explained details of the proposal. He presented location of structure, floor plans, sustainability summary, and construction management plan. Mr. Beastley informed PC commissioners that proposal is to change of use of the commercial space to apartments. In addition, he presented building accessibility and RCO meetings held.

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** the application **DCP-ZDR-2020- 07478**, for five new residential units downtown, based on the application filed by Strada on behalf of PMC 908 PENN AVENUE ASSOCIATES LP, the property owners.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. Dick

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-03908, 304 Jumonville Street, Renovations

Mr. Gregory made presentation in accordance with the attached staff report. Mr. John Porter presented project scope, such as proposed use, site and landscape scope, and pictures of existing façade condition. Mr. Drew Harbaugh presented proposed plans and design for renovation, parking and accessibility plans, proposed building façade materials and lighting. In addition, he reported about construction management plan and community engagement in project review.

Ms. Deitrick asked the presenters about some clarification for the correspondence received by PC from community organizations.

Mr. Porter stated that he received an email from ARTSIN HD that they accepted all project information, but still need financial information, no meeting held.

Mr. Dash explained policy steps for RCO meetings and timing, meetings are not regulated by Zoning Code.

Mr. Porter stated that RCO has no outstanding concerns; just a request for the financial report, development crew is available to present and discuss the proposal.

Mr. Dash and Mr. Layman stated that proposal is with compliance with the Zoning Code.

Mr. Brown suggested improving the protocol of neighborhood participation in project review and process of approval.

Ms. Mondor stated that PC commissioners understand that there are no building concerns, but developer did not finalize project review with one of the RCO team.

Ms. O'Neill suggested developing clear DAM regulations and standards for community meetings.

Mr. Brown supported recommendation to develop clear DAM requirements.

Ms. Dick suggested giving a developer a month to finalize a meeting with a community.

Ms. Mondor asked planning staff about recommendation to put this project on PC agenda in two weeks.

At this time, Commissioners decided to put hearing on hold and proceed in two weeks.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Blackwell

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

RECUSED:

OPPOSED:

3. DCP-ZDR-2019-01580, 1204 Grandview Ave, Demo and New construction.

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

Mr. Chad Chalmers, architect, presented location and maps, grading plans, demolition plan, proposed site plan, elevation, pictures and diagrams in context with a neighborhood.

Mr. Patrick Gianella, resident, opposed the application, he informed that there was a ZBA hearing where neighbors opposed this development, he has 200 signatures with opposition to proposal. Public has concerns about a landslide, and traffic during construction period.

Mr. Michael Sydik, geotechnical engineer, informed PC commissioners about his experience with landslide projects, clarified the stability of the proposed structure based on demolition and construction details planned.

Ms. O'Neill asked planning staff if a geotechnical report was a part of a site plan review.

Mr. Brown asked developers about possible landslide during a demolition of old structure.

Mr. Sydik explained demolition details and stability of land.

Ms. Mondor asked about possible problems after building demolition, monitoring steps and plan B.

Ms. Mingo asked developers about amending plan if necessary to change current site plan.

Mr. Lyman conformed that all demolition and construction will be under PLI department control.

Mr. Brown suggested that there should be a way to inform public about stability, monitoring and all steps of permits control.

Mr. Sydik explained how monitoring works in general for projects with a landslide issues.

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 application for DCP-ZDR-2019-01580 filed by Wildman Chalmers Design on behalf of 1202 GRANDVIEW ASSOCIATES LLC, the property owners, for the demolition of the existing structure and new construction of a new three story single unit dwelling with integral parking off Grandview Avenue, with the following conditions:

1. Applicant shall provide a second geotechnical report after the existing structure has been demolished, which includes site borings and specific recommendations for the new structure’s construction, before staff issue the final Record of Zoning Approval for the new construction.
2. All measures recommended in the applicant’s geotechnical reports shall be implemented.
3. The final construction plans including site plans, elevations, landscape plan, and geotechnical reports 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. Mingo

IN FAVOR: Mondor, Burton-Faulk, Mingo, Askey, Deitrick, Blackwell, Dick, O’Neill, Brown  
RECUSED:  
OPPOSED:  
MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-00751, Plus Subdivision, South Side Slopes, minor

Mr. Scheppeke 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:

**Pius Lot Line Revision**, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 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: Ms. O’Neill

IN FAVOR: Mondor, Burton-Faulk, Mingo, Askey, Deitrick, Blackwell, Dick, O’Neill, Brown  
RECUSED:  
OPPOSED:  
MOTION CARRIED

5. DCP-LOT-2020-00827, 1400 Cooper Avenue consolidation, Brighton Heights, minor

Mr. Schepcke 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:

**1400 Cooper Avenue**, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 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: Ms. O'Neill

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

6. DCP-LOT-2020-01004, Troy Hill ,minor

Mr. Schepcke 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:

**Troy Hill Consolidation**, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 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: Ms. O'Neill

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

7. DCP-LOT-2020-01037, Owens Consolidation, Mount Washington, minor

Mr. Schepcke 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:

**Owens Consolidation**, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 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: Ms. O'Neill

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

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Dick. The meeting adjourned at 5:14pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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