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 Scheppke

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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 Milliones on behalf on the Hill District’s Development Review Panel and the Hill CDC
James Hough
Justin Laing and Kendra Ross, Co-Chairs #ArtsinHD
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 suggested improving the protocol of neighborhood participation in project review and process of approval. 
Ms. Mondor 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:


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 confirmed 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. 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:**
**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. 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:**

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. 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:**

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. 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:

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
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.