City of Pittsburgh
Planning Commission
Meeting Minutes

October 27, 2020 3:30pm, 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

Vice Chairwoman LaShawn Burton

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
Sarah Quinn
Daniel Sheppke

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A. Approval of Minutes
On motion moved by Ms. Askey and seconded by Ms. Burton-Faulk, the minutes of the October 13, 2020 meeting are approved.

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

DCP-ZDR-2020-09961, 235 McKee Place
Wanda Wilson, Executive Director, Oakland Planning and Development Corporation

DCP-LOT-2020-01180 1630 Penn Consolidation
Stephen Regan, Frost Brown Todd LLC
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-HN-2020-00697, 7180 Highland Dr., VA Chapel Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. She informed history of building construction and use, criteria for nomination and planning staff recommendation.

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 provides a positive recommendation to City Council for the nomination of 7180 Highland Dr, VA Chapel, DCP-HN-2020-00697 for listing as a City-designated historic site.

MOVED BY: Ms. Dick                SECONDED BY: Ms. Mingo

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

MOTION CARRIED

2. DCP-HN-2020-00822, 7180 Highland Dr, VA Laboratory Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. She informed history of building construction and use, criteria for nomination and planning staff recommendation.

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 provides a positive recommendation to City Council for the nomination of 7180 Highland Dr, VA Laboratory, DCP-HN-2020-00822 for listing as a City-designated historic site.

MOVED BY: Ms. Dick                SECONDED BY: Ms. O'Neil
IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey, Mondor, Deitrick
RECUSED:
OPPOSED:

MOTION CARRIED

D. Continued Hearing and Action

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

Mr. Gregory made introduction for subject application, hearing is continued from September 29, 2020.

Mr. Robert Lampl informed about all steps that development crew made since last PC commission meeting. Complete financial side of proposal was provided for CDC group, ZOOM meeting was held where community concerns were addressed. Applicant believes that most of concerns are resolved, such as community participation, use minority contractors for renovation, future building tenants fit out, and exterior artwork prospective.

Ms. Felicity Williams from CDC group agreed that some progress was made after last weeks of communication, but not all aspects are resolved yet and more communication is needed.

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

Ms. Deitrick asked about number of prospective tenants fit out.
Ms. Mondor suggested to involve marketing professionals and other channels help.
Ms. Burton-Faulk supported to use collective efforts to find future tenants for facilities.
Ms. Mondor addressed concerns that are resolved from the list of concerns previously discussed.
Ms. O'Neill suggested adding one more condition to the Motion that requires the applicant to continue working with community groups.

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 DCP-ZDR-2020 03908 filed by Desmone Architects on behalf of JUMONVILLE STREET HOLDINGS I LLC, property owner, for interior and exterior renovations for new office space with site work to add landscaping and parking spaces, with the following conditions:

1. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.

2. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

3. Owner shall make a good faith effort to complete the DRP process with the Hill CDC.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O'Neil
IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey, Mondor, Deitrick
RECUSED:
OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01126, Forest Glen Road Lot Line Revision, Sq. Hill 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:
Forest Glen Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 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. Dick

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

MOTION CARRIED

5. DCP-LOT-2020-01155, 901-905 Bingham Street Consolidation, South Side Flats

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:
901-905 Bingham Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 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. Dick

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

6. DCP-LOT-2020-01177, Escalante Lot Consolidation, 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:

RECOMMENDED MOTION

Escalante Lot Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 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. Dick

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

MOTION CARRIED

7. DCP-LOT-2020-01180, 1642 Penn Ave Consolidation, Minor consolidation, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report. Mr. Steve Regan stated that he represents his client who is the owner of the adjacent lot. Subject lot has illegal nonconforming sign that creates a hardship for his client and should be removed or moved to another location.

Mr. Jim Wholey, owner of 1642 Penn Ave, stated that sign was present on this location for a long time and is important for them. Ms. Thelma Tamberlini confirmed that sign is installed in 1937 and is critical for a lot. Mr. Layman clarified that status of nonconforming sign should be resolved filling sign application for PLI department, and current consolidation application cannot review sign legality.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners. Ms. O’Neil agreed about Zoning Code clarification requirement for nonconforming uses and signs.

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

MOTION:

1642 Penn Avenue Consolidation, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 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. Burton-Faulk      SECONDED BY: Ms. Balckwell

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

MOTION CARRIED

8.  DCP-LOT-2020-01132, 2131-2137 Wharton Street Subdivision, Major Subdivision, South Side Flats

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:
2131-2137 Wharton Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 10, 2020.

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

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

MOTION CARRIED

E.  Director’s Report
    •  No report.

F.  Adjournment
    Motion to adjourn made by Ms. O’Neill and seconded by Ms. Mingo. The meeting adjourned at 4:50pm.

    Approved by: Becky Mingo, Secretary

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