City of Pittsburgh
Planning Commission
Meeting Minutes

November 24, 2020 3:20pm, Meeting called to order by Vice Chairwomen Burton-Faulk

In Attendance
Chairwoman Christine Mondor                              Jennifer Askey
Vice Chairwoman LaShawn Burton-Faulk                      Rachel O'Neill
Secretary, Becky Mingo                                    Holly Dick

Staff Present
Corey Layman, Zoning Administrator                        Anne Kramer
Andrew Dash, Director of City Planning                     William Gregory
Kate Rakus, Principal Planner                              Kathleen Oldrey
Svetlana Ipatova, Recording Secretary                      Daniel Scheppke

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A. Approval of Minutes

On motion moved by Ms. Mingo and seconded by Ms. O'Neill, the minutes of October 27, 2020 meeting are approved.
B. **Correspondence (See Attachment B)**

The Commission is in receipt of the following correspondence:

**Zoning Reform**
- Jonathan Salmans

**DCP-ZDR-2020-07085 1807 5th Avenue**
- From Derek Tillman
  - Jeanne McNutt, Executive Director, Uptown Partners
  - Marimba Milliones, President and CEO, Hill Community Development Corporation

**DCP-ZDR-2020-03908 304 Jumonville Street**
- Robert O Lamp

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

**Hearing and Action**

1. **DCP-ZDR-2019-06193, 120 Fifth Ave, Exterior renovations**

Ms. Rakus made presentation on accordance with the attached staff report.

Ms. Teresa Bucco, project architect, informed about proposed project scope of work, such as renovation of primary entrance, new lobby, and new glass replacement. She also presented contextual views, site plan, elevation plans, photos, urban open space diagram. Ms. Bucco explained proposed building materials to be used, materials palette, and landscape design. In addition, sustainability and construction management plans were presented. Project received community groups support.

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

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

**MOTION:**

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2019-06193 filed by AE7, on behalf of PGH National Bank Trustee and Jenkins Empire Associates, the property owners, for exterior renovations at 120 Fifth Avenue with the following condition:

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.

**MOVED BY:** Ms. Askey **SECONDED BY:** Ms. Dick

**IN FAVOR:** Burton-Faulk, Mingo, Dick, Askey

**ABSTAINED:** O'Neill

**RECUSED:**

**OPPOSED:**

**MOTION CARRIED**
2. DCP-ZDR-2020-07085, 1807 5TH Avenue, Fifth and Dinwiddie East

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

Ms. Amanda Marcovic from GBBN architect presented project description, site plan, elevation plans, and renderings. Ms. Marcovic introduced surrounding context, sustainability summary, and construction management plan. Community support letters are provided.

Mr. Brandon Fombele explained Storm Water management narratives.

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

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

MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020-07085 filed by GBBN Architects and Fifth and Dinwiddie Developments, on behalf of the CITY OF PITTSBURGH, the property owners, for the redevelopment of the former three story public works building and the construction of a three story addition.

1. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.
2. The applicant shall obtain approval from DOMI for street vacation of Our Way prior to issuing the final Record of Zoning Approval.
3. 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.

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

MOTION CARRIED

3. 18-SPR-00131, McKinney Lane Steep Slopes Overlay (SSO) Development

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

Mr. Chad Wissinger from Dentons Cohen & GRIGSBY PC presented project overview.

Ms. Katrina Harmel explained site topography, site description, presented exhibits and photos of area. Ms. Harmel introduced storm water management report for proposed road construction. She also informed PC members about BMP maintenance and runoff control.

Vice Chairwoman called for questions and comments from the public.

Ms. Kathleen Walsh, resident, had concerns about trees preservation on a site. Mr. Brian Walsh, resident, requested to save site trees and had concern regarding landslide stability.
Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo requested a clarification about how many trees proposed to be removed. Ms. Mingo had concerns regarding site disturbance and stabilization. Mr. Layman explained Zoning Code regulation for Steep Slope Overlay district.

Ms. Harmel provided some information to explain proposed actions for predevelopment and post development forestry requirements.

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

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Steep Slope Overlay Application 18-SPR-00131, for forestry activities with related site work, based on the application and drawings filed by Dentons Cohen & Grigsby P.C. on behalf of AK LEGACY LLC, the property owner, with the following conditions:

1. All measures recommended in the applicants’ geotechnical report shall be implemented; and

2. A complete Stormwater Management Plan shall be approved prior to issuance of the Record of Zoning Approval (ROZA).

MOVED BY: Ms. Dick    SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Burton-Faulk, Dick
ABSTAINED: Askey, Mondor
RECUSED: O’Neill
OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting1, Central Oakland

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:

3500 Forbes Avenue Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24,
2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON December 12, 2020.

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

MOTION CARRIED

5. DCP-LOT-2020-01333, Cal Bride Consolidation, Major Consolidation, meeting1, 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:
Cal-Bride Place Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON DECEMBER 8, 2020.

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

MOTION CARRIED

6. DCP-LOT-2020-00556, Cut N Run Consolidation, minor consolidation, Beechview

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:
Cut N Run Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED
7. DCP-LOT-2020-01260, Perrysville Avenue Consolidation, minor consolidation, Central Northside

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:
Perrysville Avenue Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-00922, Pons Consolidation, minor consolidation, Greenfield

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:
Pons Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

9. DCP-LOT-2020-01336, Edith Consolidation, minor consolidation, Duquesne Heights

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:
Edith Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-01341, Clemente and Manion Way Consolidation, minor consolidation, Lower Lawrenceville

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:

**Manion and Clemente Way Consolidation**, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

11. DCP-LOT-2020-01301, Cotton Way Subdivision, minor subdivision, Central Lawrenceville

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:

**Cotton Way Subdivision**, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:
MOTION CARRIED

12. DCP-LOT-2020-01274, Alpine Avenue Lot Line Revision, lot line revision, Central Northside

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: Alpine Avenue Lot Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

13. DCP-LOT-2020-01288, 238-242 E Jefferson Lot Line Revision, lot line revision, Central Northside

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: 238-242 E Jefferson Street Lot Line Revision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 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, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

E. Director’s Report
Zoning Administrator Mr. Layman on behalf of Director Dash made invitation to the commissioners to participate in workshops that will be conducted by Planning Department.

F.

G. **Adjournment**

Motion to adjourn made by Ms. O’Neill and seconded by Ms. Dick. The meeting adjourned at 5:36pm.

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.