City of Pittsburgh
Planning Commission
Meeting Minutes

November 10, 2020 2:30pm Meeting called to order by Christine Mondor

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

Rachel O’Neill
Holly Dick
Dina (Free) Blackwell

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
No minutes.

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

PWSA Act 14 Notification Ruthven Sewer Reconstruction.

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

Hearing and Action

1. DCP-MPZC-2019-00584, Pittsburgh Theological Seminary IMP continued.
2. DCP-ZDR-2020-09961, 235 McKee Place, Demolition
Mr. Gregory made presentation on accordance with the attached staff report.

Mr. Justin Hough presented McKee Place background and mission provided for families. Building served as temporary stay for family members’ hospital patients who came to get medical services in Pittsburgh. Old structure planned to be demolish and new building to construct on the same location for the same use. Mr. Hough presented existing building photos. Building is no longer in use. Mature trees will remain and will be protected during demolition. Existing parking lot to remain. Mr. Hough informed about community meetings held and post demolition plans for site before construction. No time line for construction set at this 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 Chairwoman called for the Motion.

MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020-09961 filed by PJ Dick, on behalf of FAMILY HOUSE INC, the owner, for the total demolition of an existing three and four story structure, with the following conditions:

1. The applicant shall secure the existing parking lot until the applicants obtain necessary approvals for a new use of the parking lot.
2. The post-demolition plan showing proposed fencing and the proposed post-demolition conditions 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Mondor
RECUSED: 
OPPOSED:
MOTION CARRIED


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

Mr. Kevin McKeegan, attorney for development, informed that today the applicant is seeking PC approval of three separate items.

The applicant seeks as a Project Development Plan approval, the 103 residential dwelling units permitted by right and exterior renovations to include windows.
For the additional 87 units, the applicant is seeking a Conditional Use for the Transfer of Development Rights. The applicant is proposing the transfer of rights from the nearby property 201 Stanwix Street (Parcel 1-G-00075).

The applicant seeks the Project Development Plan approval for 87 additional dwelling units at 429 Forbes Ave (2-E-155).

Mr. Ian Fishman from STRADA architects presented development plans, photos of street level views, floor plans and building accessibility. Mr. Fishman also informed sustainability and construction management plans.

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 Project Development Plan for 103 dwelling units at 429 Forbes Ave (2-E-155) and exterior renovations based on the application filed by Meyer, Unkovic & Scott on behalf of 429 FORBES - KPP II FORBES AVENUE LLC.

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

**MOTION CARRIED**

**MOTION:**
That Conditional Use Application for transfer of development rights for 87 dwelling units from 201 Stanwix (1-G-00075) to 429 Forbes Ave (2-E-155), **BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL**.

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

**MOTION CARRIED**

**MOTION:**
That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan for 87 additional dwelling units at 429 Forbes Ave (2-E-155)
based on the application filed by Meyer, Unkovic & Scott on behalf of 429 FORBES - KPP II FORBES AVENUE LLC, with the following conditions:

1. The applicant shall receive City Council approval for the Transfer of Development Rights; and

2. The applicant shall record the legal instrument approved by the City Solicitor binding the Transfer of Development Rights, as per 910.01.D.1.

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

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

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01132, Wharton Street Subdivision, Major 2, 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:

Wharton Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 20, 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. Dick

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

MOTION CARRIED

5. DCP-LOT-2020-01021, Adelaide Lot Line Revision, Minor, Upper Hill

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:
Adelaide Lot Line Revision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 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. Dick

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

MOTION CARRIED

6. DCP-ZDR-2020-01129, Flavian Street Consolidation, Minor, Polish Hill

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:
Flavian Street Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 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. Dick

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

MOTION CARRIED

7. DCP-LOT-2020-01211, 4500 Liberty Subdivision, Minor, Bloomfield

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:
4500 Liberty Avenue Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 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. Dick

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

MOTION CARRIED

8. DCP-LOT-2020-01214, 4502 Liberty Subdivision, 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:
4502 Liberty Avenue Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 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. Dick

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

MOTION CARRIED

[Director’s Report]
Director Dash informed PC members updates regarding status of Planning Department community plans. He also said that City Council passed parking legislation for Zoning Code requirements for specific zoning districts.

F. Adjournment
Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. O’Neill. The meeting adjourned at 3:20pm

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.