City of Pittsburgh
Planning Commission
Meeting Minutes

December 8, 2020 2:00pm, Meeting called to order by Chairwomen 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

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
Chris Corbett
Sarah Quinn

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A. Approval of Minutes
   On motion moved by Ms. O'Neill and seconded by Ms. Burton-Faulk, the minutes of the November 10 and 24 meetings are approved.

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

DCP-ZDR-2019-02015 1501 Penn  
- From Reed Smith, Letters from Strip District Neighbors

Mellon Park Historic Nomination  
- Robert Raczka  
- Melissa McSwigan

C. Development Reviews (See Attachment C for staff reports)  
   Hearing and Action  
   1. DCP-ZDR-2020-06979, 926 Liberty Avenue, Renovation & Dwelling units

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

Mr. Joe Serrao presented project information, such as site location, floor and elevation plans, photos of current building conditions. Mr. Serrao explained that developers proposed to bring exterior structure look to 1901-1902 historical version.

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

Ms. Burton-Faulk said that she appreciates developers’ efforts to reconstruct historical building look and to preserve a place.

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-2020-06979 filed by TKA Architect, on behalf of the HULLETT DEVELOPMENT TRIANGLE LP, for the renovation of a mixed use structure.

1. 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. Dick  
   **SECONDED BY:** Ms. Burton-Faulk

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

   **MOTION CARRIED**

2. DCP-HN-2020-00705, Historic Nomination, 6501 Fifth Ave, Mellon Park

Ms. Quinn made presentation on accordance with the attached staff report.
Ms. Elizabeth Simmons, resident, supported the nomination.
Ms. Melisa Miller from Preservation Pittsburgh asked commissioners to support the nomination.
Ms. Cindy Burger from Friends of Mellon Park asked to support Mellon Park nomination.

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

Ms. Deitrick thanked residents for great job done.
Ms. Mingo thanked everyone for well-prepared historical documents.

There being no more 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 6501 Fifth Avenue, Mellon Park DCP-HN-2020-00705 for listing as a City-designated historic site.

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

MOTION CARRIED

3. DCP-ZDR-2020-06481, 32nd and Penn, residential new construction.

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

Mr. Shawn Kichline made introduction to proposed development; explained site location. Development crew want to keep industrial look for a new building, similar to historical area.

Mr. Chris Harby, project architect, informed that development crew recently finished a big project for construction Glass House in the city. He explained proposed use for new 6 story structure, presented context photos, building elevations, perspectives and renderings, exterior materials palette; proposed a lot of glass to be used for exterior walls.

Ms. Alyson Taylor from HCM presented landscaping plans, proposed street furniture, bike storage and room design, benches, street trees planting.

Mr. Ryan Indovina, architect, explained construction management plan, storm water management ideas, accessibility and universal project design.

Mr. Kichline provided information about community meetings held.

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

Ms. Mondor thanked the applicant for corrections made since last meeting.

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-2020-06481 filed by Shawn Kichline, on behalf of the property owner REGIS AND NANCY MERLINO, for new construction of a multi-unit residential structure with the following conditions.

1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan 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.

MOVED BY: Ms. Blackwell  SECONDED BY: Ms. O'Neill

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

MOTION CARRIED


Ms. Rakus made presentation on accordance with the attached staff report.
Ms. Rakus informed that development crew made corrections to the original project that already was presented to commissioners a few weeks ago.

Ms. Dusty Kirk from Reed Smith LLP made introduction to the presentation and suggested to inform PC only about changes to the project because original project was already presented before and was denied without prejudice.

Mr. J Matthew Cassin, project architect, explained about major changes made to the proposal. Mr. Brandon Haw, design architect, presented design changes and modifications to reduce massive look, new elevation plans, urban open space increased from the original plans. There are no changes to the construction management plan, storm water plan, and transportation plans.

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

Ms. Mondor thanked the applicant for coming back and corrections and modifications made since last meeting. 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-2019-02015 filed by R3A Architects, on behalf of the 1501 Penn Owner, LLC, for the new demolition and new construction of a mixed use structure.
1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan 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.

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

MOTION CARRIED

5. Six Month Extension of IPOD-6, Inclusionary Housing Overlay District.

Mr. Corbett explained the need of additional time extension for the IPOD-6. Mr. Dash supported the request for time extension and made some clarifications.

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

Ms. Deitrick asked planning staff to provide more details next time for these kind of extensions.

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

MOTION:
That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of the six-month extension of the expiry date of IPOD-6, Lawrenceville. The expiry date of the Interim Planning Overlay District referenced in Section 907.02.K, known as IPOD-6, Lawrenceville shall be extended by six months to 25 July 2021 as per Section 907.02.C of the Zoning Code. Staff shall be directed to draft and submit a resolution to City Council to this effect.

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

MOTION CARRIED

D. Plan of Lots

6. DCP-LOT-2020-00238, Duquesne Light Consolidation, Major Consolidation, meeting 1, Bluff

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

Mr. Roy Well, resident, stated that subject street is steep, had concerns about unstable situation. There being no more comments from the Public, the Vice Chairwoman called for questions
Ms. O’Neill clarified that Zoning Code does not regulate easement requirement, and suggested to discuss more details next meeting.

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

MOTION:
Duquesne Light Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 12, 2020.

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

MOTION CARRIED

7. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting 2, 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 Consolidation, 4th 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 SECOND BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O’Neill
RECUSED:
OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-01333, Cal Bride Place Consolidation, Major Consolidation, meeting 2, 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 December 8, 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. Blackwell

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

RECUSED:

OPPOSED:

MOTION CARRIED

9.  DCP-LOT-2020-01353, E Ohio Consolidation, Minor Consolidation, East Allegheny

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:

E Ohio Street Consolidation, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 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. Blackwell

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

RECUSED:

OPPOSED:

MOTION CARRIED

10.  DCP-LOT-2020-01250, 700 2nd Ave Consolidation, Minor Consolidation, Central Business District

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:
700 2nd Avenue Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 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. Blackwell

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

MOTION CARRIED

11. DCP-LOT-2020-01183, 4835 Hatfield Street 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:
4836 Hatfield Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 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. Blackwell

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

MOTION CARRIED

12. DCP-LOT-2020-00765, 4030 N Aiken Avenue Lot line revision, Garfield

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:
N Aiken Avenue Lot Line Revision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 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. Blackwell
IN FAVOR: Ming, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O’Neill
RECUSED:
OPPOSED:

MOTION CARRIED

E. **Director’s Report**
   - No report.

F. **Adjournment**
   Motion to adjourn made by Ms. Deitrick and seconded by Ms. O’Neill. The meeting adjourned at 4:19pm.

   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.