City of Pittsburgh
Planning Commission
Meeting Minutes

January 12, 2021 3:10pm, 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
Fred Brown
Holly Dick
Rachel O-Neill

Staff Present
Corey Layman, Zoning Administrator
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Daniel Scheppke
Kevin Kunak

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the December 8, 2020 meeting are approved.

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

19-PDP-00018 115 Bigham Street • Chris Haupt • Helen Demchak
DCP-LOT-2020-00238, Duquesne Light Consolidation • Roy Weil
DCP-ZDR-2019-02015, 1501 Penn Avenue • John Kichi
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-11756, 428 Smithfield Street, Exterior Renovations

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

Mr. Ryan Croyle from DESMONE Architects presented project overview, site plan for renovation area, elevation materials, proposed additional parking, and contextual views and photos. Mr. Croyle explained that exterior renovation will include new sliding doors and new windows. National Park Service (NPS) approved window design.

In addition, Mr. Croyle explained proposed plan for mechanical equipment that will be located on roof, sustainability and storm water management information.

Mr. Doug Bartolomeo, exterior designer, added more information regarding proposed windows and outside clock.

Windows design will have red vertical area that is special for Target companies and graphic, respect to Kaufmanns historic building.

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

Ms. Dick asked to explain the difference between small and big stores format.

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- 11756 filed by Desmone Architects, on behalf of property owner 400 Fifth Ave, LLC, for exterior renovation of the existing structure with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-09567, 20 Stanwix Street, Addition

Ms. Kramer made presentation on accordance with the attached staff report.
Ms. Abby Mountain from STRADA architects presented project location, site and elevation plans for addition and rooftop deck. She also explained the need and proposed use of the addition and accessory deck. Ms. Mountain presented future views from different locations and exterior building materials.

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:**
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCPZDR-2020-09567 for Exterior Renovation and Addition at 20 Stanwix Street (1-G-235) based on the application filed by Strada, on behalf of the G&I VIII MJW 20 STANWIX LLC, property owner, with the following conditions: 1. The final construction plans, including site plans and elevations 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:** Mingo, Dick, Burton-Faulk, Deitrick, Askey
**ABSTAINED:** O’Neill
**OPPOSED:**

**MOTION CARRIED**

3. **DCP-ZDR-2020-12234, 1323 Forbes Avenue, Demolition**

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

Terru Leasure presented Life’s Work Building information, explained old structure location, photos, demolition plan, and renderings for proposed future structure.
New building will serve as Osteopathic Medicine College.

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:**
That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020- 12234 filed by Noralco, on behalf of DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, the owner, for the total demolition of an existing three and four story structure, with the following conditions: 1. 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. Deitrick

IN FAVOR:  Mingo, Dick, Burton-Faulk, Deitrick, Askey
ABSTAINED: O'Neill
OPPOSED:

MOTION CARRIED

D. Plan of Lots
4. DCP-LOT-2020-01431, Waterfront Place Lot 9, Strip District, Major Subdivision 1st meeting

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:

Waterfront Place Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January, 12, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 26, 2020.

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

IN FAVOR:  Mingo, Dick, Burton-Faulk, Deitrick, Askey
ABSTAINED: O'Neill
OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00238, Duquesne Light, Bluff, Major Consolidation, 2nd meeting

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:

Duquesne Light Consolidation, 4th 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. Askey SECONDED BY: Ms. O'Neill

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

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01309, 444 Taylor, Bloomfield, minor subdivision

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:
444 Taylor Street Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 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: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill

RECUSED:

7. DCP-LOT-2020-01157, 2827 Chartiers, Sheraden, minor consolidation

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:
2827 Chartiers Avenue Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 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: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O'Neill

RECUSED:

8. DCP-LOT-2020-01156, 1441 Sheffield, Manchester, minor consolidation

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:
1441 Sheffield Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 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: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O’Neill
RECUSED:

9. DCP-LOT-2020-01490, 3403 Mulberry Way, Lower Lawrenceville, lot line revision

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:
3403 Mulberry Way, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2021, 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: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O’Neill
RECUSED:

10. DCP-LOT-2020-01503, 914 P.J. McArdle Roadway, South Side Flats, lot line revision

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:
914 P J MCARDLE ROADWAY, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 12, 2021, 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: Mingo, Dick, Burton-Faulk, Deitrick, Askey, O’Neill
RECUSED:
[Director's Report]
- No report.

F. Adjournment
Motion to adjourn made by Ms. Askey and seconded by Ms. Mingo. The meeting adjourned at 4:16pm.

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.