City of Pittsburgh
Planning Commission
Meeting Minutes

January 26, 2021 2:15pm, Meeting called to order by Chairwomen Christine Mondor.

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

Rachel O’Neill
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick

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
Kevin Kunak

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A. Approval of Minutes
No minutes.

B. Correspondence (See Attachment B)
The Commission is in receipt of the following correspondence:
DCP-ZDR-2020-09427 3500 Forbes Avenue
From Jonathan Kamin, Goldberg, Kamin,& Garvin, LLP

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action
1. DCP-ZDR-2020-03970, 3300 Preble Ave
Mr. Gregory made presentation on accordance with the attached staff report. Mr. Fred Sanboro, project architect from AE works, presented context map and project description, project purpose and site plans. Mr. Sanboro explained surrounding site context, elevation plans and materials proposed to be use for new garage building. In addition, he introduced new garage prospective views, roof garden design, construction management plan and sustainability report. Mr. Sanboro informed commissioners about community process summary for the application.

Mr. Justin Thornton explained storm water plan for the subject development. Ms. Sara Moore, landscape designer, informed PC commissioners about changes made to the project since briefing presentation. There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mondor asked developers to explain the design of massive fence proposed. Ms. Demasi explained the need and security reason for proposed fence.

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 Project Development Plan DCP-ZDR-2020-03970 for the new construction of a three-story laboratory structure and five-story parking garage at 3300 Preble Avenue (75-K-60) based on the application filed by AE Works on behalf of ALLEGHENY COUNTY SANITARY AUTHORITY, the property owners, 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.

2. The applicant provides a parking demand analysis for the entire ALCOSAN campus to demonstrate that the parking garage and surface parking will not cause the entire campus to exceed the RIV Zone’s maximum parking.

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

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

**MOTION CARRIED**

2. DCP-ZDR-2020-07329, 5230 Centre Ave

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

Ms. Rebecca Griffith from RM Creative LLC presented project scope, location, site and elevation plans. Development crew made study of sound level after proposed equipment installation. No negative impact for adjacent area to be expected. Ms. Griffith also presented site photos, proposed renderings, and informed PC about community process summary.

Ms. Lenore Williams from Baum Initiative Group supported proposed development; community group approved project.
There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo thanked developers for great project and presentation.

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 Project Development Plan DCP-ZDR-2020-07329 for exterior HVAC equipment and screening at 5230 Centre Avenue, based on the application and drawings filed by RM Creative on behalf of property owner, Shadyside Hospital.

MOVED BY: Ms. Dick  SECONDED BY: Ms. Blackwell

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

MOTION CARRIED

3. 19-PDP-00018, 115 Bingham Street

Ms. Kramer made presentation on accordance with the attached staff report.
Mr. Mike Bliss, architect, presented project location, existing aerial images, and project description. He also informed about new addition, parking elements, and building materials.
Mr. Sean Naylor explained site plans, limited site construction needed.
Mr. Gregory Newman, principal architect, presented floor plans, contextual site neighborhood photographs.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
Ms. Mingo suggested some design ideas for improve tenants convenience.

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 Project Development Plan 19-PDP-00018 for renovation of and addition to the existing structure 115 Bigham (1-N-124) based on the application filed by Red Swing Group on behalf of MINDFUL GRANDVIEW LLC, the property owners, 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. Blackwell  SECONDED BY: Ms. Deitrick

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

D. Plan of Lots

4. DCP-LOT-2020-01431, Waterfront Place, lot 8, Major Subdivision, Strip District

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:

Waterfront Place Lot 9 Subdivision, 2nd Ward 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. Blackwell SECONDED BY: Ms. O'Neill

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

MOTION CARRIED

5. DCP-LOT-2021-00008, 141 Meridan, Minor Subdivision, Mount Washington

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:

141 Meridan Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 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. Blackwell SECONDED BY: Ms. O'Neill

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

MOTION CARRIED
6. DCP-LOT-2020-01494, 1143 Goettman, Minot Consolidation, Troy 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:**

**1143 Goettman Street Consolidation,** 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 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. Blackwell SECONDED BY: Ms. O'Neill

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

**MOTION CARRIED**

7. DCP-LOT-2020-01340, 112 Dinwiddie, Minor Consolidation, Crawford-Roberts

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:**

**112 Dinwiddie Street Consolidation,** 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 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. Blackwell SECONDED BY: Ms. O'Neill

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

**MOTION CARRIED**

8. DCP-LOT-2020-01481, 1027 Gladys Avenue, Minor Consolidation, Beechview

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:

**1027 Gladys Avenue**, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 26, 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. Blackwell  
SECONDED BY: Ms. O'Neill

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

RECUSED:

OPPOSED:

MOTION CARRIED

E. **Director’s Report**

Director Dash reported the following:


F. **Adjournment**

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Dick. The meeting adjourned at 4:21pm.

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.