City of Pittsburgh
Planning Commission
Meeting Minutes

February 9, 2021 2:45pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance
Chairwoman Christine Mondor                  Jennifer Askey
Secretary, Becky Mingo                         Sabina Deitrick
                                                Dina (Free) Blackwell
                                                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         Kevin Kunak
                                                Daniel Scheppke

Index

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DCP-ZDR-2020-00360, 2142 Wightman Street</td>
<td>2</td>
</tr>
<tr>
<td>2. DCP-LOT-2021-00055, 745 Union Place, Major Consolidation 1, Allegheny Center</td>
<td>3</td>
</tr>
<tr>
<td>3. DCP-LOT-2020-00721, 117 Meridan Street, Minor Subdivision, Mount Washington</td>
<td>3</td>
</tr>
<tr>
<td>4. DCP-LOT-2021-00002, 904 McCandless Ave, Minor Subdivision, Upper Lawrenceville</td>
<td>3</td>
</tr>
<tr>
<td>5. DCP-LOT-2021-00037, N Atlantic Ave, Minor Consolidation, Garfield</td>
<td>4</td>
</tr>
<tr>
<td>6. DCP-LOT-2020-01164, 89 Wyoming Street, Minor Consolidation, Mount Washington</td>
<td>4</td>
</tr>
<tr>
<td>7. DCP-LOT-2021-00089, 3302 Francisco Street, Minor Consolidation, Sheraden</td>
<td>4</td>
</tr>
<tr>
<td>8. DCP-LOT-2021-00027, 6847 Juniata Place, Minor Consolidation, Point Breeze</td>
<td>5</td>
</tr>
<tr>
<td>9. DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield</td>
<td>5</td>
</tr>
<tr>
<td>10. DCP-LOT-2021-00119, 1034 Idlewood Road, Minor Consolidation, East Carnegie</td>
<td>5</td>
</tr>
</tbody>
</table>

A. Approval of Minutes
   On motion moved by Ms. Askey and seconded by Ms. Deitrick, the minutes of the January 12, 2021 and January 26, 2021 meetings are approved.

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

   DCP-ZDR-2020-00360, 2142 Wightman Street
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-00360, 2142 Wightman Street

   Mr. Kunak made presentation in accordance with an attached staff report.

   Mr. David Toal, project architect, explained the proposed use of subject structure as a dormitory for 14 boys, presented aerial map, site location, current site photos, and plans for exterior and interior renovations.

   No parking need for children, current parking will be used by school staff.

   Mr. Chezky Rosenfeld, dean of the school, informed that building will be used only for sleeping at night, building already used as dormitory for less children for some time.

   The Chairwoman called for questions and comments from the Public.

   Mr. Christopher Titus, living at 2120 Wightman St, explained that his property is next door to subject building that was used as a duplex for many years. Mr. Titus has concerns about proposed use that can provide noise, traffic, and future problems.

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

   Ms. Mingo asked planning staff to clarify classification of proposed use type.

   Ms. Mondor asked the applicants to inform commissioners about how school neighbors were engaged in a project discussion.

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

   MOTION:

   That the Conditional Use application DCP-ZDR-2020-00360 for interior renovations for use as Multi-Suite Residential (Limited) to the existing structure at 2141 Wightman Street (87-B-58), BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

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

   IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey

   ABSTAINED: 

   OPPOSED: 

   MOTION CARRIED

D. Plan of Lots

2. DCP-LOT-2021-00055, 745 Union Place, Major Consolidation 1, Allegheny Center

   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:
Union Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON February 23rd, 2021.

MOVED BY: Ms. Askey  SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:

MOTION CARRIED

3. DCP-LOT-2020-00721, 117 Meridan Street, 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:

Meridan Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick  SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

4. DCP-LOT-2021-00002, 904 McCandless Ave, Minor Subdivision, Upper Lawrenceville

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:

McCandless Avenue Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick  SECONDED BY: Ms. Mingo
5. DCP-LOT-2021-00037, N Atlantic Ave, Minor Consolidation, Garfield

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:
N Atlantic Avenue Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

6. DCP-LOT-2020-01164, 89 Wyoming Street, Minor Consolidation, 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:
Wyoming Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

7. DCP-LOT-2021-00089, 3302 Francisco Street, Minor Consolidation, Sheraden

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:

3302 Francisco Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

8. DCP-LOT-2021-00027, 6847 Juniata Place, Minor Consolidation, Point Breeze

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:

6847 Juniata Place Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

9. DCP-LOT-2021-00117, Lorigan Street, Minor Consolidation, Bloomfield

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

Mr. Sam Spearing from Bloomfield Development Corporation had concerns about this application and land future use.

PC commissioners had questions regarding proposed survey and asked for clarifications from the applicant.
Application will be discussed on the next PC meeting in 2 weeks.

10. DCP-LOT-2021-00119, 1034 Idlewood Road, Minor Consolidation, East Carnegie
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:**

1034 Idlewood Road, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 9, 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. Deitrick SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Blackwell, Mondor, Deitrick, Askey
ABSTAINED:
OPPOSED:
MOTION CARRIED

**Director’s Report**

No report.

**F. Adjournment**

Motion to adjourn made by Ms. Mingo and seconded by Ms. Blackwell. The meeting adjourned at 3:42pm.

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.