City of Pittsburgh
Planning Commission
Meeting Minutes

March 23, 2021 4:00pm, Meeting called to order by Chairwoman 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
Kevin Kunak
Daniel Scheppke
Kathleen Oldrey

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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-MPZC-2019-00422 –Chatham University Zone Change Petition and New Institutional Master Plan
   • Donna Eyring

Lawrenceville Inclusionary Housing Zoning Overlay Amendment
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-00242, 725 Penn Ave

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

Mr. Kevin Wagstaff presented site location, context photos, site plan, accessibility report, elevation and landscape plans. Mr. Wagstaff informed that very little exterior work planned for this application.

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-2021-00242 filed by Perfido, Weiskopf, Wagstaff, + Goettel, on behalf of property owner MCNALLY BONN LLC, for interior construction of four ground floor dwelling units and interior fit out of ground floor retail with the following conditions:

1. The final construction plans, including site plans, elevations, and landscape plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

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

MOTION CARRIED

2. DCP-ZDR-2020-07260, 925 Technology Drive

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

Mr. McGarry Lugjniuski from URA City of Pittsburgh made introduction to the proposed project.
Mr. Martin Busser from Indovina Associates Architects presented project overview, map, and photos of existing site conditions. Mr. Busser introduced site plan, proposed elevation plans, floor plans for parking structure, renderings, proposed building materials and palette.
There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Deitrick asked clarification on anticipated traffic changes.

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 Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020-07260 for new construction of a six-level parking structure based on the application filed by Indovina Associates Architects on behalf of HITACHI RAIL STS USA INC, the property owner, 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 Record of Zoning Approval.

MOVED BY: Ms. Dick   SECONDED BY: Ms. Deitrick

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-09427, 3500 Forbes Avenue, continued

Ms. Kramer explained basic information for the subject application. Development crew made changes to the original project.

Mr. Kevin McKeegan attorney for the application, informed commissioners about project updates and presented reexamined renderings. Mr. McKeegan stated that they reached the agreement with the site adjacent neighbor, Family House about project changes, and agreement will be signed eventually.

Mr. Ryan Wotus, attorney for Family House, conformed PC about agreement reached, and supported the proposal on behalf of his client.

Ms. Mingo thanked development crew for solution on concerns discussed two weeks ago and suggested to add one more condition for the motion proposed by planning staff.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR 2020-09427 for demolition of existing structures and
new construction of the ten-story structure based on the application filed by Dwell Design Studio, llc, on behalf of property owner COMHDAN REALTY LP, the property owners, with the following conditions:

1. The Administrator Exception for the Sustainable Development Bonuses for additional height, as per section 915.04, shall be completed, including the required notice posted, prior to issuing the Record of Zoning Approval; and

2. The final construction plans, including site plans and elevations, be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval: and

3. The applicant will notify staff when an agreement with Family House is reached.

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

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

D. Plan of Lots

4. DCP-LOT-2021-00063, Brightridge Street, minor subdivision, Perry South

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:
Brightridge Street Lot Line Revision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick    SECONDED BY: Ms. Mingo

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

5. DCP-LOT-2021-00278, Georgetta , minor consolidation, Hazelwood
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:
Georgetta’s Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick  SECONDED BY: Ms. Mingo

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

ABSTAINED:

OPOPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00218, 5175 Butler Street, minor consolidation, 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:
5175 Butler Street Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick  SECONDED BY: Ms. Mingo

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

ABSTAINED:

OPOPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00219, 1100 Bradish Street, minor subdivision, 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:

1100 Bradish Street Subdivision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick    SECONDED BY: Ms. Mingo

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

MOTION CARRIED

8.  DCP-LOT-2021-00292, Enoch Street, 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:

Enoch Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick    SECONDED BY: Ms. Mingo

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

MOTION CARRIED

9.  DCP-LOT-2021-00327, 3500 Melwood Avenue, minor consolidation, 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:
**3500 Melwood Avenue Consolidation**, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 23, 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. Dick SECONDED BY: Ms. Mingo

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

E. **Director’s Report**
   - Corey Layman, Zoning Administrator informed commissioners about updates made to the Department web site.

F. **Adjournment**
   Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Deitrick. The meeting adjourned at 4:55pm.

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.