City of Pittsburgh  
Planning Commission  
Meeting Minutes  

March 9, 2021 3:00pm, Meeting called to order by Chairwomen Christine Mondor

In Attendance  
Chairwoman Christine Mondor  
Vice Chairwoman LaShawn Burton-Faulk  
Jennifer Askey  
Sabina Deitrick  
Dina (Free) Blackwell  
Holly Dick  
Rachel O-Neill

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  
Daniel Scheppke  
Kevin Kunak

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A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. Dick the minutes of the February 23, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Lawrenceville Inclusionary Housing Zoning Overlay Amendment
- Matt Baron
- Tom Seabrooke

DCP-MPZC-2020-01245 Larimer Zone Change Petition
- Donna Jackson, Larimer Consensus Group

DCP-ZDR-2020-12921 N Beatty
- Lenore Williams, ELDI Community Planning Committee
DCP-MPZC-2019-00422 Chatham University IMP
- Dan Holland
- Amy Fields
- Kathy Short
- Christopher Sleet and Seven Yeltekin
- Dena Holland
- Vanessa G Spiro
- David Zorub MD
- Mary Louise Gailliot
- Henry J. Gailliot
- Rosanne Levine
- Richard Bondi MD
- Kathleen Rielly O'Brien

DCP-ZDR-2020-09427 3500 Forbes Ave
- Phyllis Wechsler
- Roy Weil

Other Correspondence
- Notice of Termination of Court Case SA 17-000187 02-16-2021, Friendship Community v City of Pittsburgh
- Notice of Termination of Court Case SA -18-000469 02-16-2021, Pennley Park South v City of Pittsburgh

C. Development Reviews (See Attachment C for staff reports)
   Hearing and Action
   1. DCP-MPZC-2020-01245 Zone Change Petition

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

Mr. Late Metz from Buchanan Ingersoll & Rooney PC informed proposed zone change request that will extend adjacent LNC zoning district. Mr. Metz presented photos of subject zone and contextual area, site plan, and renderings. He also explained the type of proposed use and a reason for the request. Proposed school use is not permitted in the current zoning district. Mr. Metz addressed letters of support that PC received on behalf of proposed zone change.

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 Recommends Approval to City Council of Zone Change Petition DCP-MPZC-2020-01245 to rezone 29 parcels
with frontage on Larimer Avenue, Maxwell Way, Shetland Avenue, Rapidan Way, and Joseph Street owned by the City of Pittsburgh and the Urban Redevelopment Authority from Multi-Unit Residential High Density (RM-H) and Single Unit Detached Residential High Density (R1D-H) to Local Neighborhood Commercial (LNC).

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

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell
RECUSED: Mondor
OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-12921, 121 N Beatty Street

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

Mr. John Ginocchio from Trek Development made project introduction.

Mr. Kevin Wagstaff presented design summary, site plans, Arial view, property survey, and photos of existing area status, renderings and exterior design for the new structure. Mr. Wagstaff explained landscape plans, storm water report, proposed bike parking, and construction management ideas.

Chairwoman called for questions and comments from the Public.
Mr. Leonardo Williams presented letter of support from Baum Initiative.

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

Ms. Mondor asked for some clarification regarding bike parking.
Ms. Deitrick asked the applicant about public money will be used for the proposal.

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-2020-12921 filed by Perfido, Weiskopf, Wagstaff, + Goettel, on behalf of property owner the Urban Redevelopment Authority of Pittsburgh (URA), for new construction of a four-story multi-unit 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 plans, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

MOTION CARRIED

3. DCP-MPZC-2019-00422, Chatham University Zone Change Petition and New Institutional Master Plan

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

Mr. Walter Fonley made introduction to the application.

Ms. Kate Tunney explained proposed Zoning map change from RM-M, R1D-VL, R1D-L, R2-M and RP to Educational Medical Institution (EMI) zoning district. Ms. Tunney informed the reason and the goal for the proposal, provided information about university history, and campus programming, Master Plan process, and future campus development. She also explained design guidelines, future perspectives, 10 years development IMP, and 25 years horizon.

Ms. Tunney provided detailed community outreach work done.

Ms. Cindy Jampole informed mobility network and strategy for the proposal, and transportation report.

Chairwoman called for questions and comments from the Public.

Mr. Alex Lace, attorney for the neighbor resident, opposed some aspects of foundation development that will affect his client.

Mr. Don Linzar, resident, had concerns about proposed campus access, and street trees preservation.

Mr. Daniel Holland, resident, stated about a little engagement residents Murray Hill Street in proposal discussion, had concerns about campus parking and street traffic.

Mr. Christopher Sleep, resident, had concerns regarding dormer’s expansion and a period of construction.

Levine family from 1167 Murray Hill Street asked developers to preserve the exterior historical look of the area, requested additional community meetings to discuss future parking and construction issues.

Ms. Vanessa Spiro, resident 1118 Murray Hill Street requested to preserve Murray Hill Street beautiful look.

Ms. Deb Zuroski resident 1116 Murray Hill Street did not support the application, and asked to see more details of proposed site development.

Ms. Karen Oosterhous, resident Murray Hill Street, requested to see additional exhibits for proposal.

Mr. Sevin Yeltekin resident 1156 Murray Hill Street supported his neighbor’s testimony.

Mr. Matthew Bolewitz, resident, had concerns regarding traffic and campus parking.
Ms. Kathleen Obrien resident 1117 Murray Hill Street, stated about lack of information for the neighborhood residents.

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

Ms. Mondor clarified that complete proposed plans and materials are available online.

Mr. Shawn Gallagher represented Murray Hill residents and proposed to continue dialog with the University neighbors.

Ms. O'Neill suggested supporting motion recommended by Planning Staff and adding some conditions to the proposed motion.

Ms. Burton-Faukl, Ms. Dick, and Ms. Deitrick supported proposed recommendation and adding specific conditions for further IMP development.

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 Zone Change Petition DCP-MPZC-2019-00422 to rezone 27 parcels associated with the Chatham University Campus from Multi-Unit Residential, Moderate Density (RM-M); Single-Unit Detached Residential, Very Low Density (R1D-VL); Single-Unit Detached Residential, Low Density (R1D-L); Two-Unit Residential Moderate Density (R2-M); and Residential Planned Unit Development (RP) to Educational Medical Institution (EMI) and Recommends Approval to City Council the Institutional Master Plan for Chatham University dated March 2021 with the following condition:

Applicant shall continue to meet with the Murray Hill Avenue residents to resolve issues brought up during the meeting including traffic patterns, buffers, the treatment of the three single family homes, and the inclusion of the Murray Hill Avenue edge in the plan

MOVED BY: Ms. Blackwell SECOND BY: Ms. Dick

IN FAVOR: Dick, Burton-Faukl, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00235, 311 N Saint Clair, minor consolidation, East Liberty

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:

311 N Saint Clair Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. O'Neill

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00243, Kelly Street, minor consolidation, Homewood 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:

Kelly Street Consolidation, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. O'Neill

IN FAVOR: Dick, Burton-Faulk, Deitrick, Askey, Blackwell, Mondor, O'Neil

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00273, 52nd Street, 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:

414 52nd Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. O'Neill

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

**Director’s Report**

No report.

F. **Adjournment**

Motion to adjourn made by Ms. Deitrick and seconded by Ms. O'Neill. The meeting adjourned at 5:36pm.

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.