City of Pittsburgh
Planning Commission
Meeting Minutes

April 20, 2021 3:35pm, Meeting called to order by Chairwoman Christine Mondor

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

Holly Dick
Fred Brown
Dina (Free) Blackwell

Staff Present
Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Daniel Scheppke
Kathleen Oldrey
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:

Lawrenceville Affordable Housing Overlay
- MK Davis
- Ray Czachowski

University of Pittsburgh Institutional Master Plan DCP-MPZC-2019-00675
- Ronald Jaffe
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-00044, 921 Penn Avenue, New dwelling units and interior renovations to retail space

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

Ms. Brandi Davis explained proposed addition to existing structure, presented site plan, elevation plans and new exterior elements designed. Ms. Davis informed commissioners about construction management plan, sustainability report, and summary for community process held.

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-2021-00044 filed by Strada LLC on behalf of property owner PMC / 915 PENN AVENUE ASSOCIATES LP, for interior construction of 17 dwelling units and interior fit out of approx. 3,100 GSF retail with the following conditions:

1. The final construction plans, including site plans and elevations 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. Mingo

IN FAVOR: Dick, Burton-Faulk, Blackwell, Mondor, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-MPZC-2019-00675, University of Pittsburgh Institutional Master Plan (IMP)

Ms. Rakus made presentation in accordance with the attached staff report.
Mr. Michael Kostiew from Reed Smith made introduction to the IMP and asked commissioners to approve positive recommendation. He also presented development crew who will be giving information for different sections on the IMP.

Ms. McGrew explained mission vision goals, university growth 5-10% in next 10 and 25 years.

Ms. Elizabeth Long, architect, presented design guides, historic preservation plans, architectural character and elements, proposed signage and wayfinding details.

Environmental tracking, proposed private and public open space, accessibility and public art were presented also.

Mr. Tim Nuttle explained plans for preservation and replacement site trees and landscape details.

Mr. Nathan Gier from VHB presented infrastructure and mobility, potential surface parking and traffic analysis.

Ms. McGrew informed PC members about sustainability and water management plans.

Ms. Dunmire explained alleviate impact of IMP on Oakland neighborhood and Pitt role in area development.

Chairwoman called for questions and comments from the Public.

Ms. Wanda Wilson from OPDC supported proposed IMP.

Ms. Georgia Petropoulos informed about community process done and supported IMP.

Ms. Melissa McSwing had questions and concerns regarding some aspects of the Plan.

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

Ms. Mingo thanked developers for changes made since last meeting.

Mr. Brown had a question regarding climate change details in a proposed IMP.

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 the University of Pittsburgh Institutional Master Plan dated April 2021.

MOVED BY: Ms. Dick SECOND BY: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Mondor, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield
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: Greenfield Avenue Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:  

OPPOSED:  

MOTION CARRIED

4. DCP-LOT-2021-00299, Boyle Street, minor consolidation, Central Northside

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: Boyle Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:  

OPPOSED:  

MOTION CARRIED

5. DCP-LOT-2021-00461, 519 54th Street, lot line revision, Upper Lawrenceville

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:

**519 54th Street Lot Line Revision**, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00475, 1914 Antietam Street, consolidation, Morningside

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:

**1914 Antietam Street Consolidation**, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00496, 109 Natches Street, minor subdivision, Mount Washington

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:

**Natchez Street Subdivision**, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00502, Penn Ave, minor consolidation, Strip District

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:

3213 Penn Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00540, Bellingham Avenue, lot line revision, Banksville

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:

Bellingham Lot Line Revision, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown
IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
RECUSED:
OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00539, McPherson Blvd, minor consolidation, Point Breeze North

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: McPherson Boulevard Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 20, 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: Mr. Brown

IN FAVOR: Dick, Burton-Faulk, Blackwell, Brown, Mingo
RECUSED:
OPPOSED:

MOTION CARRIED

E. Director's Report
   • No report.

F. Adjournment
   Motion to adjourn made by Mr. Brown and seconded by Ms. Blackwell. The meeting adjourned at 5:40pm.

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.