City of Pittsburgh
Planning Commission
Meeting Minutes

May 18, 2021 2:00pm, Meeting called to order by Chairwoman Christine Mondor

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

Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick
Rachel O-Neill

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
Derek Dauphin

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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-2021-00265 Lower Hill FLDP
   - Brenda Tate
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-02021, 429 4th Avenue
   Exterior Renovation.

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

   Mr. Jeffrey Davis from Forty Eighty Architects presented site location, aerial view, elevation plans, new windows layout, manufacture, and color palette.

   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 Project Development Plan DCP-ZDR-2021-02021 to replace windows on the building’s second floor at 429 4th Avenue based on the application filed by 40/80 Architecture on behalf of LAW & FINANCE LP, the property owners.

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

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

   MOTION CARRIED

2. DCP-ZDR-2020-13554, 3420 Fifth Avenue
   Exterior renovation.

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

   Mr. Bill Szymczak presented project scope, photos of existing site condition, site plans, existing and proposed elevation, proposed restoration, and design renderings.

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

   Ms. Dick asked the applicant about the intention to continue the current buildings use or use change.

   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-2020-13554 filed by MacLachlan Cornelius & Filoni on behalf of property owners
PRESBYTERIAN UNIVERSITY HOSPITAL & CHILDRENS HOSPITAL OF PITTSBURGH, for exterior repairs and alterations, including façade restoration, roof replacement, elevator upgrades, and off-street surface parking resurfacing and restriping 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. Deitrick       SECONDED BY: Ms. Askey
IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O’Neill
ABSTAINED:                          
OPPOSED:                                    

MOTION CARRIED

3. DCP-MPZC-2021-00368, Banksville Road
   Zone Change Petition for split-zoned parcel to change the P (Parks) portion to NDI (Neighborhood Industrial)

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

Mr. Jonathan Kamin from Goldberg, Kamin & Garvin, LLP informed commissioners about proposed parcel rezone, presented map, existing topographical condition, and rationale for rezoning. Mr. Kamin also explained situation with the advertising sign relocation.

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 Recommends Approval to City Council the Zone Change Petition DCP-MPZC-2021-00368 for a portion of parcel currently split-zoned Parks (P) and Neighborhood Industrial (NDI) to become Neighborhood Industrial (NDI), as filed by Ryan Wotus of Goldberg, Kamin & Garvin, LLP on behalf of the property owner, BRPD-O LLC.

MOVED BY: Ms. Burton-Faulk       SECONDED BY: Ms. O’Neill
IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O’Neill
ABSTAINED:                          
OPPOSED:                                    

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2021-00707, 44th Street, major subdivision, Central Lawrenceville

Mr. Layman 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:

**44th Street Subdivision**, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 1, 2021.**

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

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2021-00522, Railroad Street, major subdivision 2, Strip District

Mr. Layman 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:

**Railroad Street Subdivision**, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. O’Neill  
SECONDED BY: Ms. Mingo

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2021-00550, 1615 Smallman Street, major lot line revision, Strip District

Mr. Layman 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:
1615 Smallman Street Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Burton-Faulk  SECONDED BY: Ms. Askey

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2021-00660, Matthews Street, major consolidation, Knoxville

Mr. Layman 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:

Matthews Avenue Consolidation, 30th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Burton-Faulk  SECONDED BY: Ms. Askey

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-01222, Rush Street, minor subdivision, Manchester

Mr. Layman 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:

**1422 Rush Street**, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Blackwell

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

MOTION CARRIED

9. DCP-LOT-2021-00686, 18th Street, minor subdivision, South Side Slops

Mr. Layman 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:

S 18th Street, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Burton-Faulk  SECONDED BY: Ms. Askey

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

MOTION CARRIED

10. DCP-LOT-2021-00717, Federal Street, minor consolidation, North Shore

Mr. Layman 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:

Federal Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Burton-Faulk  SECONDED BY: Ms. Askey

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

11. DCP-LOT-2021-00727, Sherman Ave, minor consolidation, Central Northside

Mr. Layman 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:

Sherman Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 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. Burton-Faulk   SECONDED BY: Ms. Askey

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

ABSTAINED:  

OPPOSED:  

MOTION CARRIED

E. Director’s Report

Director Dash and Mr. Dauphin informed to commissioners updates on status and progress of current Planning Department projects that are available also on line.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Detrick. The meeting adjourned at 3:10pm.

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.