City of Pittsburgh
Planning Commission
Meeting Minutes
June 29, 2021 2:00pm Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor
Secretary, Becky Mingo

Rachel O’Neill
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
Daniel Scheppke
Kevin Kunak

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A. Approval of Minutes
   On motion moved by Ms. Dick and seconded by Ms. O’Neill, the minutes of the June 1, 2021 meeting are approved.
   On motion moved by Ms. Mingo and seconded by Ms. O’Neill, the minutes of the June 15, 2021 meeting are approved.

B. Correspondence (See Attachment B)
The Commission is in receipt of the following correspondence:
DCP-MPZC-2019-00584 Pittsburgh Theological Seminary IMP
- Mark Child and Joanna Tamburino
- Cynthia O’Toole
- Lucy Montelone
- Christopher Jordan-Squire
- Marie Cosgrove-Davies
- Debi Arnett & Jim Acrie
- Andrea Mudd
- Amy Rockwood
- Giuseppe Scalamogna
- Elizabeth Urbaitis
- John Burgess

DCP-ZDR-2020-13024 – 2613 S Water Street
- Jon Lowrey
- Barbara Rudiak, President, South Side Community Council

Stormwater Zoning Code Amendment
- Gerald A Staal

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action
1. DCP-ZDR-2020-10824 – 1001 Liberty Ave New High Wall Sign

Mr. Gregory made presentation in accordance with the attached staff report.
Mr. Bill Kollano from Kolano Design presented site information, map, sign design, day and night renderings. Mr. Kolano also explained comparatives with other high wall signs already installed in the area.

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-2020-10824 based on the application filed by Kolano Design on behalf of SPUS8 LIBERTY CENTER LP, the property owners, 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 final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo
IN FAVOR: Mingo, Dick, Mondor, Blackwell
ABSTAINED: O’Neill
OPPOSED:
MOTION CARRIED
2. DCP-ZDR-2020-13024 – 2613 S Water Street New Multi-Unit Residential Structure

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

Mr. Andrew Donchez made introduction to the proposal.
Mr. Travis Kleidier presented site location, site plans, contextual neighborhood photos and photos of future vision.
Ms. Lisa Dugan explained overall plan, landscape planning and images of three site levels, renderings for Three Rivers Heritage Trail.
Mr. Travis introduced PLDP design guidelines and minor amendments to the original PLDP.
MR. Travis also presented proposed parking façade screening, pedestrian views, night building view, construction management plan, sustainability and storm water management plans summary.
Ms. Dana Klain explained accessibility plans.
Ms. Cindy Jampole reported transportation study, intersection study, bike routes, and recommended transportation management plan.

Chairwoman called for questions and comments from the Public.
Representative from Pittsburgh Public Transit stated with concerns parking on site.
Ms. Barbara Rudiak from South Side Community Council stated with letter community support of the proposal.

There being no more comments from the Public, the Chairwomen called for questions and comments from the Commissioners.
Ms. Mingo asked planning staff if there are more details for additional future site development.
Ms. Mingo also asked developers for some clarification on a façade design.
Ms. Mondor had comments on some aspects of project improvement.

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 Final Land Development Plan and associated minor amendment to the Project Land Development Plan, DCP-ZDR-2020-13024, for new construction of a multi-unit residential building based on the application filed by Desmove Architects on behalf of the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. The Stormwater Management Plan shall be approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
3. The Transportation Impact Study shall be approved prior to issuing the Record of Zoning Approval.

MOVED BY: Ms. Blackwell         SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Blackwell, Mondor
ABSTAINED: O’Neill
OPPOSED: 
MOTION CARRIED

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

Mr. Thomas Hinds presented information regard Pittsburgh Theological Seminary IMP, Proposed campus Master Plan, phases of implementation.

Mr. Dengen made presentation of completed PTS campus perspective, Development diagram, design precedents, transportation and parking study and recommendation, landscaping plans, storm water management plan, and sustainable design. Mr. Hinds informed community process summary.

Ms. Mondor called for questions and comments from the Public.

Ms. Putnam Lara Elizabeth, campus neighbor, stated in support of the proposal.

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

Ms. Mingo had concerns regarding new building height and site entrances. Ms. Mondor also had concerns regarding public space, site entrances, asked for more clarity on the urban design, majority of IMP is acceptable, but one piece needs more work.

Ms. O’Neill suggested continuing hearing with the following commission meeting where changes to this item could be presented.

On motion moved by Ms. Blackwell and seconded by Ms. O’Neill motion to continue was approved.

D. Plan of Lots

4. DCP-LOT-2021-00866, Pius X, Major Subdivision 1, Brookline

Mr. Schepcke 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:

Pius X Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 13, 2021.

MOVED BY: Ms. Dick       SECONDED BY: Ms. O’Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O’Neill
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-00924, Western Ave, Major Subdivision 1, Manchester
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:**

**Western Avenue Consolidation,** 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 13, 2021.**

MOVED BY: Ms. Dick        SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED: MOTION CARRIED

6. **DCP-LOT-2021-00840, 5711 Forward Ave, Major Lot Line Revision 1, Squirrel Hill 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:**

**5711 Forward Avenue,** 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 13, 2021.**

MOVED BY: Ms. Dick        SECONDED BY: Ms. O'Neill
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED: MOTION CARRIED

7. **DCP-LOT-2021-00096, 410 N Aiken, Minor Subdivision, 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:**

**410 N Aiken Avenue Subdivision,** 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 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. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

8. DCP-LOT-2021-00928, 402 N Graham, 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:
**402 N Graham Street Consolidation**, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 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. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O’Neill
OPPOSED:
MOTION CARRIED

9. DCP-LOT-2021-00910, 105 Shadyhill Road, Minor Subdivision, Westwood

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:
**105 Shadyhill Road Subdivision**, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 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. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O’Neill
OPPOSED:
MOTION CARRIED

10. DCP-LOT-2021-00835, Becks Run Road, Major Subdivision 2, Arlington

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:
**Becks Run Road Consolidation**, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 15, 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. Blackwell
IN FAVOR: Mingo, Dick, Mondor, Blackwell, O'Neill
OPPOSED:
MOTION CARRIED

E. Director’s Report
No report.

F. Adjournment
Motion to adjourn made by Ms. O’Neill and seconded by Ms. Blackwell. The meeting adjourned at 5:14pm.

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.