City of Pittsburgh
Planning Commission
Meeting Minutes

July 13, 2021 2:30pm, 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
Marti Battiston
Daniel Scheppke

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A. Approval of Minutes
On motion moved by Ms. Blackwell and seconded by Ms. O'Neill, the minutes of the June 29, 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
     - Stephanie Walsh, President, Highland Park Community Council

   - DCP-ZDR-2019-00563 3112 Smallman Street
     - Chris Watts, Strip District Neighbors
     - Ryan Indovina

   - DCP-ZDR-2021-06286 3401 Bates Street
     - Camille Kukor
     - Kathleen Radock, Oakland Planning and Development Corporation

   **Stormwater Code Zoning Text Change**
   - Marek Biernat
   - Gerald Steale
   - David Ho
   - Raymond Tristano

C. **Development Reviews (See Attachment C for staff reports)**

   **Hearing and Action**

   1. **DCP-ZDR-2021-06780, 20 Stanwix Street New High Wall Signs Central Business District Neighborhood**

      Ms. Kramer made presentation in accordance with the attached staff report.
      
      Mr. Bill Kolano from Kolano Design presented site information and sign design.
      
      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-2021-06780 for two high wall signs based on the application filed by Kolano Design on behalf of G&I VIII MJW 20 STANWIX LLC, the property owner.

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

      **IN FAVOR:** Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Mondor
      **RECUSED:** O'Neill
      **OPPOSED:**
      **ABSTAINED:**
      **MOTION CARRIED**
2. Stormwater Code Updates- Zoning Code Text Amendment

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

The Chairwoman called for questions and comments from the Public.

Ms. Rebecca Elhassid, 1956 Beechwood Ave resident had concerns how amendment will affect her area and whom to contact with questions.
Mr. Gorden Davinson had questions regarding some amendment technical elements.
Mr. John Steven had public safety and health concerns and thanked for good job done.
Mr. Hoffman, Linden Avenue resident, opposed the amendment because he thinks that it be a negative change.
Ms. Emma Pitkins had concern about vacant lot next to her property.
Ms. Karen stated that she did not understand how this change will help people to design their landscape.
Mr. Scalimonia stated about his sewage problems in his neighborhood and hopeful for good future changes.

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

Ms. Mondor informed that there are more questions and concerns coming from public those developers need to answer. Commissioners want to be sure that all coming questions will be caught and answered. Ms. Mondor encourage joint efforts to communicate with public, and all resources and educational materials should be available on website.
Ms. Mingo thanked planning staff for great job and had a question about Linden Avenue proposal.

MOTION:
That the Planning Commission makes a positive recommendation to City Council on the Stormwater Management Zoning Amendments.

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

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

D. Plan of Lots
3. DCP-LOT-2021-00866, Pius X Subdivision, Major Subdivision 2, Brookline

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:
Pius X Subdivision, 19th 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. Dick     SECONDED BY: Ms. O’Neill
IN FAVOR:  Mingo, Dick, O’Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

4. DCP-LOT-2021-00924, Western Avenue, Major Consolidation 2, 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 APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil    SECONDED BY: Ms. Blackwell
IN FAVOR:  Mingo, Dick, O'Neill, Askey, Blackwell, Mondor
RECUSED:
OPPOSED:
ABSTAINED: Burton-Faulk
MOTION CARRIED

5. DCP-LOT-2021-00840, 5711 Forward Avenue, Major Lot Line Revision 2, 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 Lot Line Revision, 14th 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. Dick     SECONDED BY: Ms. O'Neill
IN FAVOR:  Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

6. DCP-LOT-2021-00941, 2246 Brownsville Road, Lot Line Revision, Carrick

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:
2246 Brownsville Road Lot Line Revision, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 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. O'Neill
IN FAVOR:  Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

7. DCP-LOT-2021-00227, Cassatt Street, Lot Line Revision, 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:
Cassatt Street Lot Line Revision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 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. O'Neill
IN FAVOR:  Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
8. DCP-LOT-2021-00228, Devilliers Street, Minor Subdivision, Middle 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:
Devilliers Street Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 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. O'Neill
IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

9. DCP-LOT-2021-00991, 1104 Pocono, Minor Consolidation, Swisshelm Park

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:
1104 Pocono Street Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 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. O'Neill
IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED
10. DCP-LOT-2021-01007, 335 Main Street, Minor Consolidation, Central 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:
335 Main Street Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 13, 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. O'Neill
IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

11. DCP-LOT-2021-01008, 1039 Arlington Avenue, Minor Consolidation, Allentown

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:
1039 Arlington Avenue Consolidation, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 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. O'Neill
IN FAVOR: Mingo, Dick, O'Neill, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

E. Director’s Report
   • No report.

F. Adjournment
   Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Dick. The meeting adjourned at 5:30pm.
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.