City of Pittsburgh
Planning Commission
Meeting Minutes

September 14, 2021 2:40pm, 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

Holly Dick
Rachel O-Neill

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

Anne Kramer
William Gregory
Daniel Scheppke
Kevin Kunak

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the July 13, 2021 meeting are approved.
On motion moved by Ms. Askey and seconded by Ms. O'Neil, the minutes of the July 27, 2021 meeting are approved.

B. **Correspondence (See Attachment B)**

The Commission is in receipt of the following correspondence:
Proposed Zoning Code Text Amendment related to Restaurants and Drive Through uses
Ray Czachowski

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

**Hearing and Action**

1. **DCP-ZDR-2021-05574, 115 Federal Street, New High Wall Sign-Riverwalk North Shore**

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

   Mr. Mike Schell from Shamrock buildings services INC reported about site location, elevation details, site plan, presented proposed sign design, satellite view, and photos.

   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 No. DCP-ZDR-2021-05574 and Project Development Plan No. DCP-ZDR-2021-05214 for three high wall signs based on the applications filed by Shamrock Building Services, Inc. on behalf of SPORTS & EXHIBITION AUTH OF PITTSBURGH ALLEGHENY COUNTY, the property owner.

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

   **IN FAVOR:** Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick

   **RECUSED:**

   **OPPOSED:**

   **ABSTAINED:** O'Neil

   **MOTION CARRIED**

2. **DCP-ZDR-2021-05214, 115 Federal Street, New High Wall Sign-Rotunda North Shore**

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

   Mr. Mike Schell from Shamrock buildings services INC presented site location, elevation details, site plan, existing sign photos, proposed sign design, satellite view, and contextual photos.

   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 No. DCP-ZDR-2021-05574 and Project Development Plan No. DCP-ZDR-2021-05214 for three high wall signs based on the applications filed by Shamrock Building Services, Inc. on behalf of SPORTS & EXHIBITION AUTH OF PITTSBURGH ALLEGHENY COUNTY, the property owner.

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

3. DCP-ZDR-2021-03476, 3441 Forbes Ave Demolition in the Oakland Public Ream Central Oakland Neighborhood

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

Ms. Dekirk made introduction to the application, presented building location, map, and photos of existing structure condition. She also stated that the applicant finalized agreement with Pittsburgh Preservation to save historical building façade.

Ms. Mary Beth McGrew from Pitt University explained more about façade preservation plan, details of Demolition Management Plan and future site development. She also informed PC about community involvement in application review.

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

Ms. Mingo thanked developers for working with Pittsburgh Preservation.

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 Project Development Plan application for demolition in a Public Realm District, case number DCP-ZDR-2021-03476, filed by Rachel O’Neill on behalf of the 3441 F STREET LLC the property owners, for the demolition of the existing structure with the following conditions: 1. The final demolition plans, including interim site and landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

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

D. Plan of Lots

4. DCP-LOT-2021-01199 1361 Carnahan Major Banksville

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.
Ms. Dick asked about purpose of land use for proposed application.
Ms. Mingo asked planning staff about plans to revise the Zoning Code subdivision section.

There being no more comments from the Commissioners, the Chairwoman called for the Motion.

**MOTION:**

**1361 Carnahan Road,** 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 28, 2021.**

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

5. **DCP-LOT-2021-01100 Harpen Road Major Summer 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:**

**Harpen Road, 26th Ward,** City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 28, 2021.**

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

6. **DCP-LOT-2021-00938 7240 Fleury Way minor 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:**

**Fleury Street Consolidation,** 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Askey      SECONDED BY: Ms. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED; Blackwell
MOTION CARRIED

7. DCP-LOT-2021-01090 3413 Bates Street minor Central Oakland

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:
Bates Street Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

8. DCP-LOT-2021-01125 Meadville Street minor Fineview

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:
Meadville Street, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

9. DCP-LOT-2021-01089 Fifth Avenue minor Central Oakland

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:
Fifth Avenue Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

10. DCP-LOT-2021-01217 Lydia Street minor Greenfield

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:
Lydia Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

11. DCP-LOT-2021-01082 5501 Walnut Street minor Shadyside

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:**

**5501 Walnut Street Consolidation,** 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR:  Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

12. DCP-LOT-2021-01209 Hilltop Street minor Hazelwood

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:**

**Hilltop Street Consolidation,** 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR:  Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

13. DCP-LOT-2021-01071 4931 Kincaid Street minor 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:**

**Kincaid Street Subdivision,** 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

14. DCP-LOT-2021-01060 Fifth and Dinwiddie minor Oakland

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:
Fifth and Dinwiddie Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Dick
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED; Mondor
MOTION CARRIED

15. DCP-LOT-2021-01059 Fifth and Dinwiddie 2 minor Oakland

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:
Fifth and Dinwiddie 2 Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Dick
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED; Mondor
MOTION CARRIED

16. DCP-LOT-2021-01253 847 Blossom Way minor East Allegheny

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:

847 Blossom Way Subdivision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

17. DCP-LOT-2021-01238 Greenwood Street minor Morningside

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:

Greenwood Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 14, 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. Burton-Faulk
IN FAVOR: Mingo, Dick, Askey, Blackwell, Burton-Faulk, Mondor, Deitrick, O’Neil
RECUSED:
OPPOSED:
ABSTAINED;
MOTION CARRIED

E. Director’s Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Dick and seconded by Ms. Mingo. The meeting adjourned at 3:45pm.

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.