City of Pittsburgh
Planning Commission
Meeting Minutes

September 28, 2021 2:15pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor                                                 Jennifer Askey
Vice Chairwoman LaShawn Burton-Faulk                                Holly Dick
                                                                                       Dina (Free) Blackwell

Staff Present
Corey Layman, Zoning Administrator                                        Anne Kramer
Andrew Dash, Director of City Planning                                    William Gregory
Kate Rakus, Principal Planner                                                   Kevin Kunak
Svetlana Ipatova, Recording Secretary            Tiffany Krajewski

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A. Approval of Minutes
No minutes.

B. Correspondence (See Attachment B)
The Commission is in receipt of the following correspondence:

Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses
1. Brett Minarik
2. Sheryl Stolzenberg
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-05904 – 110 Sweetbriar Street Demolition within the Grandview Public Realm Duquesne Heights

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

Mr. Jeremy Wassel from Ellicott Development Company presented site information, photos, demolition schedule and tree inventory.

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-2020-05904 for the demolition of an existing structure at 110 Sweetbriar Street, Parcels (6-G-209) based on the application filed by Ellicott Development Company on behalf of 3115 GROUP LLC, 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. Burton-Faulk SECONDED BY: Ms. Dick
IN FAVOR: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

2. DCP-ZDR-2020-13267 - 200 Technology Drive High Wall Sign in the Pittsburgh Technology Center (PTC, SP-1) South Oakland

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

Mr. Jack Harnick from Accel Sign Group, INC presented site information, elevation plan, sign design, and photos of similar signs.

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 Final Land Development Plan DCP-ZDR-2020-13267 for a new high wall sign, based on the application filed by Accel Sign Group on behalf of HYPERION
TELECOMMUNICATIONS OF PENNSYLVANIA INC, the property owners with the following condition: 1. That the final plans and details, including the illumination statement, will be reviewed and approved by the Zoning Administrator prior to issuance of the Record of Zoning Approval.

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

3. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses

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

He explained proposed Zoning Code changes, new zoning items definitions, comparison with other cities Code requirements.

Chairwoman called for questions and comments from the Public.

Ms. Jennifer Haven from Friendship Community Group stated in support of proposal.

Mr. Sam Spearing from Bloomfield Baum Corporation supported the proposed changes. Mr. Eric Vanistendael, resident, had question about parking calculation and parking status for existing uses. He added that proposed change is positive and supported it.

Representative from Lawrenceville Corporation stated in support of Zoning Code text amendment.

Mr. Brian K., resident, had some comments on proposal.

Zoning Administrator Corey Layman made clarifications on Public comments.

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

Ms. Dick asked planning staff about parking location for bikes and scooters.

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

**MOTION:**
That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments.

MOVED BY: Ms. Dick   SECONDED BY: Ms.Askey
IN FAVOR:  Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED
4. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment to add Record of Zoning Approval (ROZA) and related amendments

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:**
That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments

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

5. **Zoning Code Text Amendment** Proposed Zoning Code Text Amendment related to Accessory Uses and Structures

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

Chairwoman called for questions and comments from the Public.

Ms. Jennifer Haven from Friendship Community Group stated that community members did not have enough time to review proposed Code’s changes, and need public notices to be provided.

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

Ms. Mondor suggested to have a mechanism to inform commissioners how Code’s text changes are working and add condition to proposed motion.

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

**MOTION:**
That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendments with the following condition:
- Planning Staff shall work to incorporate the recommended technical amendments from the Department of Permits Licenses and Inspections prior to referring this legislation to City Council.

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

D. Plan of Lots

6. DCP-LOT-2021-01199, 1361 Carnahan Road, Major Consolidation, Banksville

Mr. Kunak 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:

Carnahan Road, 20th 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: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01100, Harpen Road, Major Subdivision, Summer Hill

Mr. Kunak 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 Subdivision, 26th 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: Dick, Askey, Blackwell, Burton-Faulk, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01296, Cliff Street & Manilla Street, Minor Subdivision, Crawford Roberts

Mr. Kunak 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:**

**Cliff and Manilla Street Subdivision,** 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 28, 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: Dick, Askey, Blackwell, Burton-Faulk, Mondor  
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

9. DCP-LOT-2021-01335, Cliff Street, Minor Subdivision, Crawford Roberts

Mr. Kunak 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:**

**Cliff Street Subdivision,** 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 28, 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: Dick, 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 4:05pm.

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.