City of Pittsburgh  
Planning Commission  
Meeting Minutes  

October 12, 2021 2:05pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

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

Staff Present  
Corey Layman, Zoning Administrator  
Svetlana Ipatova, Recording Secretary  

Index  

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DCP-HN-2021-00820 Engine Company 28-700 Filbert Street Individual Historic Nomination Shadyside Neighborhood</td>
<td>2</td>
</tr>
<tr>
<td>2. DCP-MPZC-2021-01261-Zone Change Petition Change 27 parcels along Brighton Road and McCullough Street from RIA-M to LNC</td>
<td>2</td>
</tr>
<tr>
<td>3. DCP-ZDR-2020-03210 6112 Penn Avenue Demolition and New Construction East Liberty Neighborhood</td>
<td>3</td>
</tr>
<tr>
<td>4. DCP-LOT-2021-01345, Major Consolidation Meeting 1, Woodland Road, Squirrel Hill North</td>
<td>4</td>
</tr>
<tr>
<td>5. DCP-LOT-2021-01420, Major Subdivision Meeting 1, Gladstone St, Hazelwood</td>
<td>4</td>
</tr>
<tr>
<td>6. DCP-LOT-2021-01344, Minor Consolidation, E Carson St, South Side Flats</td>
<td>5</td>
</tr>
<tr>
<td>7. DCP-LOT-2021-01416, Lot Line Revision, Windom St, South Side Slopes</td>
<td>5</td>
</tr>
<tr>
<td>8. DCP-LOT-2021-01350, Minor Consolidation, Jefferson St, Central Northside</td>
<td>6</td>
</tr>
<tr>
<td>9. DCP-LOT-2021-01356, Minot Consolidation, Centre Ave, Middle Hill</td>
<td>6</td>
</tr>
<tr>
<td>10. DCP-LOT-2021-01362, Minor Consolidation, Bedford Ave, Crawford-Roberts</td>
<td>6</td>
</tr>
<tr>
<td>11. DCP-LOT-2021-01240, Lot Line Revision, Lothrop St, West Oakland</td>
<td>7</td>
</tr>
<tr>
<td>12. DCP-LOT-2021-01321, Minor Subdivision, 38th St, Lower Lawrenceville</td>
<td>7</td>
</tr>
</tbody>
</table>

A. Approval of Minutes  
On motion moved by Ms. Deitrick and seconded by Ms. Askey, the minutes of the September 14, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the September 28, 2021 meeting are approved.
B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

1. Lawrenceville Corporation regarding Zoning Code Text Amendment related to Drive-Through Uses and Restaurant Uses
2. Shadyside Action Coalition, Inc. regarding Historic Nomination for Engine Company 28 - 700 Filbert Street
3. Ramon Williams regarding case DCP-ZDR-2021-00586 Watt Street
   (a Basic, administrative-level case).
4. PA Public Utility Commission regarding their approval of an application to provide steam, hot water, and chilled water in the Golden Triangle (file Order-3027258-TUS)
5. PA Public Utility Commission regarding their approval of an application for fiberoptic cable along Windgap Avenue (file A-2020-3020929)

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

Hearing and Action

1. DCP-HN-2021-00820 Engine Company 28-700 Filbert Street
   Individual Historic Nomination Shadyside Neighborhood

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

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination, stated that structure greatly integrated in the neighborhood, and serves as public gathering. Mr. Falcone thanked for old historical photos provided by residents.

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

Ms. Deitrick thanked for historical photos provided and suggested to display them.
Ms. Mingo asked planning staff if there are efforts to nominate this structure in National Register List.

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

   MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of Engine Company 28 - 700 Filbert Street, DCP-HN-2021-00820 for listing as a City-designated historic site.

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

2. DCP-MPZC-2021-01261-Zone Change Petition Change 27 parcels along Brighton Road and McCullough Street from RIA-M to LNC
Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Kevin McKeegan from Meyer Unkovic Scott presented zoning map for subject sites, aerial view, property ownership, photos of sites existing condition. He also explained preliminary design concept for future lots development.

Vice Chairwoman called for questions and comments from public.

Ms. Debbi Reed, area resident, stated in opposition of zone change petition. Ms. Reed added that was no community input and residents involvement in discussion.

Ms. Gloria James from North Side Coalition stated that community has to be a part of development plans.
Ms. Susan Largen informed that there was no traffic study for future building, structure does not fit in a neighborhood, very high, and density statistic is not examined.
Mr. Greg Milko opposed the scale of proposed apartment building that will effect on adjacent residential properties.
Ms. Andrea Flodey supported Ms. Largen and Mr. Milko testimony.

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

Ms. Mingo asked what reasons for intention to change residential zoned district to mixed-use district. This proposal will change the character of the area.
Ms. Deitrck asked for more photos of adjacent properties. PC members need to see neighborhood opinion, proposal is not in context with surrounding sites. Ms. Deitrck was not supporting the application.

Mr. Mistick, the owner, made some clarifications on his future development plans.

Ms. Mingo added that LNC zoning district is not appropriate to this area.
The item was tabled until later in the meeting at the request of the applicant.

MOVED BY: Ms. Deitrick  SECONDED BY: Ms. Mingo
IN FAVOR:  Blackwell, Burton-Faulk, Dick, Deitrick, Mingo.

Mr. McKeegan returned to the Commission and requested that the application be continued to November 9 to allow the applicant to reach out to the other participants and to take a second look at the area proposed to be re-zoned.

Commissioner Blackwell thanked the applicant for taking time to consider the comments.

Commissioner Burton Faulk thanked the applicant for going back to the community and asked the community members to work and be available to the applicants.

Commissioner Burton Faulk asked for a motion to continue the application to November 9, 2021.
Commission discussed dates with the staff and applicants.

On motion moved by Ms. Dick and seconded by Ms. Deitrick motion to continue hearing in 4 weeks was approved.
Ayes; Blackwell, Burton-Faulk, Dick, Deitrick, Mingo
3. DCP-ZDR-2020-03210 6112 Penn Avenue Demolition and New Construction East Liberty Neighborhood

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

Mr. Bruce Bisbano presented site plan, renderings for new structure, photos of existing site condition, landscaping and parking plans. Mr. Bisbano explained community involvement, accessibility design, and construction management plan.

Vice Chairwoman called for questions and comments from public.

Ms. Melissa McSwigan, area resident, opposed the proposal, stated that new building will have the same use as current structure, and suggested to reimagine a site.

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

Ms. Deitrick asked about new structure design clarification. Ms. Mingo asked developers to explain community process held. She questioned how new building architectural elements will address to buildings across a street. Ms. Mingo said that proposed plan goes against area master plan, not contextually fit to this important city location.

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

MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-03210 as filed by Sci Tech Consultants, Inc. on behalf of ARC CBPBGPA010 LLC, 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.

MOVED BY: Ms. Mingo    SECONDED BY: Ms. Dick
IN FAVOR: Blackwell, Burton-Faulk
RECUSED:
OPPOSED: Dick, Deitrick, Mingo
ABSTAINED:
MOTION FAILED

D. Plan of Lots

4. DCP-LOT-2021-01345, Major Consolidation Meeting 1, Woodland Road, Squirrel Hill North

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.
There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:
Woodland Road Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON October 26, 2021.

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

5. DCP-LOT-2021-01420, Major Subdivision Meeting 1, Gladstone St, Hazelwood

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:
Gladstone St Subdivision, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON October 26, 2021.

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

6. DCP-LOT-2021-01344, Minor Consolidation, E Carson St, South Side Flats

Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:
E Carson St Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
7. DCP-LOT-2021-01416, Lot Line Revision, Windom St, South Side Slopes

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

**MOTION:**
Windom Street Lot Line Revision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01350, Minor Consolidation, Jefferson St, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

**MOTION:**
Jefferson Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01356, Minot Consolidation, Centre Ave, Middle Hill

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

**MOTION:**
Centre Avenue Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2021-01362, Minor Consolidation, Bedford Ave, Crawford-Roberts

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2021-01240, Lot Line Revision, Lothrop St, West Oakland

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:

Lothrop Street Lot Line Revision, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 12, 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. Mingo    SECONDED BY: Ms. Blackwell
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

12. DCP-LOT-2021-01321, Minor Subdivision, 38th St, Lower Lawrenceville
Mr. Scheppke made presentation in accordance with the attached staff report.
There being no comments from the Public, the Vice Chairwoman called for questions
and comments from the Commissioners.

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

MOTION:
38th Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on October 12, 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. Mingo       SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Mr. Blackwell and seconded by Ms. Dick. The meeting adjourned at 4pm.

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.