City of Pittsburgh  
Planning Commission  
Meeting Minutes  

December 7, 2021 4:45 pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance  
Vice Chairwoman LaShawn Burton-Faulk  
Secretary, Becky Mingo  
Sabina Deitrick  
Dina (Free) Blackwell  
Holly Dick  
Rachel O’Neill  
Jennifer Askey

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

Index

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
</table>
| 1. DCP-ZDR-2021-02539 419 Melwood Avenue  
New construction of Multi-unit residential North Oakland Neighborhood | 2 |
| 2. Council Bill 2021-1913 Zoning Code Text Amendment  
Proposed Zoning Code Text Amendment related to Affordable Housing Impact Statements | 3 |
| 3. Council Bill 2021-1912 Zoning Code Text Amendment  
Proposed Zoning Code Text Amendment related to changes to Development Review Processes | 3 |
| 4. DCP-LOT-2021-01545, South Water Street, Major Subdivision 2, South Side Flats | 4 |
| 5. DCP-LOT-2021-01629, 5216 Lotus Way, Minor Subdivision, Upper Lawrenceville | 4 |
| 6. DCP-LOT-2021-01609, Atlantic Avenue, Lot Line Revision, Bloomfield | 4 |
| 7. DCP-LOT-2021-01627, 738 N Highland Ave, Lot Line Revision, East Liberty | 5 |
| 8. DCP-LOT-2021-01660, Herschel Street, Minor Consolidation, Elliott | 5 |
| 9. DCP-LOT-2021-01665, 5430-5432 Butler Street, Minor Consolidation, Upper Lawrenceville | 6 |

A. Approval of Minutes  
No minutes.

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

**Council Bill 2021-1912 – Zoning Code Text Amendment** - Changes related to Development Review Process

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

Hearing and Action

1. DCP-ZDR-2021-02539 419 Melwood Avenue
   New construction of Multi-unit residential North Oakland Neighborhood

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

   Mr. Jonathan Hudson made application introduction, community outreach summary, map and photos of site location.
   Mr. Jack Williams, architect, presented floor plans, landscaping plan, storm water plans, outside materials palette, and renderings of street views from different points.
   Mr. Hudson explained updates done for questions and concerns raised by commissioners at the briefing time.

   Vice Chairwoman called for questions and comments from the public.

   Ms. Leslie Clague, area resident, had concerns regarding new building height and scale.
   Ms. Clague stated that proposed structure will be located in the middle of single unit houses, and will have impact on traffic circulation.

   Ms. Kathy Gallagher, area resident, had similar concerns that Ms. Clague raised.

   Vice Chairwoman called for questions and comments from the commissioners.

   Ms. Mingo thanked for affords done by developer crew to Gold Way plans.
   Ms. O’Neill also thanked developers for work done.
   There being no more comments from the Commissioners, Vice Chairwoman called for the Motion.

   MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-02539 based on the application filed by Kelly Coey, on behalf of HUDSON MELWOOD LP, the property owners, with the following conditions:
1. The final construction documents, including site plans, landscape plan, floor plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and
2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the Record of Zoning Approval.

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

2. Council Bill 2021-1913 Zoning Code Text Amendment
   Proposed Zoning Code Text Amendment related to Affordable Housing Impact Statements

   Mr. Andrew Dash, Director of City planning, made introduction to proposed Council Bill.

   Mr. Shawn Carter, Special Assistant for City Council, explained the need and details of proposed Zoning Code Text Amendment.

   There being no comments from the Public.

   Vice Chairwoman called for questions and comments from the commissioners.

   Ms. Deitrick and Ms. O'Neill thanked for efforts and work done to develop proposed text amendment.

   There being no more comments from the Commissioners, Vice 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:
   City Council shall work with Department of City Planning Staff to review the final Housing Needs Assessment when completed and incorporate any data or reporting recommendations relative to Affordable Housing Impact Statements.

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

3. Council Bill 2021-1912 Zoning Code Text Amendment
   Proposed Zoning Code Text Amendment related to changes to Development Review Processes
On motion moved by Ms. Askey and seconded by Ms. Mingo, request for hearing continuance made by Shawn Carter was approved.

D. Plan of Lots

4. DCP-LOT-2021-01545, South Water Street, Major Subdivision 2, 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:
South Water Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O’Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

5. DCP-LOT-2021-01629, 5216 Lotus Way, Minor Subdivision, Upper 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:
5216 Lotus Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O’Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

6. DCP-LOT-2021-01609, Atlantic Avenue, Lot Line Revision, Bloomfield

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:
110 N Atlantic Ave Lot line Revision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

7. DCP-LOT-2021-01627, 738 N Highland Ave, Lot Line Revision, East Liberty

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:

N Highland Ave Lot Line Revision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

8. DCP-LOT-2021-01660, Herschel Street, Minor Consolidation, Elliott

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:

Herschel Street Consolidation Plan, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED
9. DCP-LOT-2021-01665, 5430-5432 Butler Street, Minor Consolidation, Upper 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:
Butler Street, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 7, 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. Deitrick
IN FAVOR: Dick, Blackwell, Deitrick, Askey, Burton-Faulk, O'Neill, Mingo
RECUSED:
ABSTAINED:
OPPOSED:
MOTION CARRIED

E. Director’s Report
Director Dash stated a message from the Major Peduto for good work done for the last 8 years.

F. Adjournment
Motion to adjourn made by Ms. Blackwell and seconded by Ms. Deitrick. The meeting adjourned at 6:15pm.

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.