City of Pittsburgh
Planning Commission
Meeting Minutes
October 26, 2021 2:00pm, 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

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
Tiffany Krajewski

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Deitrick, the minutes of the October 12, 2021 meeting are approved.
B. Correspondence (See Attachment B)
   The Commission is in receipt of the following correspondence:

1. Brittany Reilly c/o Preservation Pittsburgh regarding DCP-ZDR-2020-03210 - 6112 Penn Avenue Demolition and New Construction
3. Phil Anderson regarding 6633 Northumberland Street – DCP-ZDR-2020-05624 - new construction of multi-unit residential structure (Site Plan Review, not applicable for Planning Commission review and approval)

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

Hearing and Action

1. DCP-ZDR-2021-04973 4304 Second Avenue
   Ms. Rakus made presentation in accordance with the attached staff report.

   Mr. Tysen Miller explained project purpose, presented green site, map, and photos. Mr. Miller informed commissioners about community meeting held for proposed application.

   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-2021-04973 for the Land Operations Permit as filed by KU Resources on behalf of RIDC, the property owners.

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

D. Plan of Lots

2. DCP-LOT-2021-01466, Ellsworth Avenue, Major Consolidation 1, 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:
   Ellsworth Avenue Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 9, 2021.

   MOVED BY: Ms. Burton-Faulk  SECONDED BY: Ms. Dick
   IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
3. DCP-LOT-2021-00296, Herron Avenue, Major Consolidation 1, Polish 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.

Ms. Mingo asked planning staff to clarify proposed front access to the lots and storm water plan Zoning Code compliance.
Ms. Mondor also asked for proposed details for public access to right of way and suggested to take application for additional review.
Ms. Dick asked for plans to have informal statements in writing.
Mr. Scheppke and Mr. Layman provided clarification for commissioners about proposed consolidation.

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

MOTION:
Herron Avenue Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 11, 2021.

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

4. DCP-LOT-2021-01345, Woodland Drive, Major Consolidation 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:
Woodland Road Consolidation, 14th 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. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2021-01420, Gladstone Street, Major Subdivision 2, 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:
Gladstone St Subdivision, 15th 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. Deitrick  SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2021-01318, Penn Ave, Minor Subdivision, Lower 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:
Penn Avenue Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Deitrick  SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01418, Walnut Street, Minor Consolidation, 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:
Walnut Street Consolidation, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Deitrick SECONDED BY: Ms. Dick
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-00983, Joncaire Street, Minor Subdivision, Central Oakland

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

Mr. Guy Giampolo, area resident, opposed subdivision because of the high density neighborhood and proposed front facing a way.
Mr. Mark Oleniacz informed that lot is not vacant and opposed subdivision.

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

Ms. Dick asked planning staff to clarify narrow way requirements.
Ms. Mondor also asked for some Code’s clarification.
There being no more comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:
Joncaire Street, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED: Deitrick
MOTION CARRIED

9. DCP-LOT-2021-01467, Maple Terrace, Minor Subdivision, Mount Washington

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:
Maple Terrace, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Deitrick   SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2021-01470, Brighton Place, Minor Consolidation, California Kirkbride

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:
Brighton Place, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Deitrick   SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2021-01475, 41st Street, Minor Subdivision, 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:
41st Street subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 26, 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. Deitrick   SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
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. Askey. The meeting adjourned at 2:55pm.

   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.