City of Pittsburgh
Planning Commission
Meeting Minutes

January 11, 2022 2:40pm, Meeting called to order by Chairwoman Christine Mondor

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

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

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A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Burton-Faulk, the minutes of the November 23, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Burton-Faulk, the minutes of the December 7, 2021 meeting are approved.
B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2021-02539 219 Melwood Avenue
- Kathleen Gallagher, President. Bellefield Citizens Association
- Wanda Wilson, Executive Director, OPDC

Council Bill 2021-1912 Development Review Processes
- Brandon Mendoza, Executive Director of NAIOP Pittsburgh

Davis Avenue Bridge
- Department of Mobility and Infrastructure

DCP-ZDR-2021-07477 – 250 44th Street
- Lauren Byrne Connelly c/o Lawrenceville Corporation and Lawrenceville United
- Melissa McSwigan c/o Preservation Pittsburgh

Council Bill 2021-1906 Oakland Crossings
- Gloria Sciulli
- Jon A. Kasunic
- Millie Sass
- Corey Kramer
- Carrie Laquatra, C/O Philip Ameris
- Jeff and Kim Zigmond
- Jilda Apone
- Sam Gallagher
- Georgia Petropolis, CEO, OBID
- Caroline Mitchell
- Teireik Williams, President, South Oakland Neighborhood Group
- John Axtell
- Sandy Drosnes
- Walter Fowler, Chatham University
- Sean Luther, Executive Director, InnovatePGH
- Joan Dickerson
- Elena Zaitsoff
- Jeff and Kim Zigmond
- David Panasiuk, President of Oakcliffe Community Organization
- Wanda Wilson, Executive Director, OPDC
- Ron Reid
- Adam Butkus
- Lezetta Cox, Executive Director, Peoples Oakland
- Allison Haley
- Andrea Tempalski
- Eric Lewis
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-12271 1014 5th Ave
Renovation to include new residential units in the UPR-A Bluff Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.
Ms. Heather Knuth presented scope of work, site location, elevation drawings, fourth floor interior plans and a letter of support from community groups.
There being no comments from the Public.
Chairwoman called for questions and comments from the commissioners.

Ms. Mingo asked for clarification on signage for tenant restaurant.
Ms. Dick asked about affordability for renovated apartments.

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 (PDP) DCP-ZDR-2021-1227 as filed by Integrity Design on behalf of MVHP-BUFRD5TH AVE LLC, the property owner, with the following standard condition: 1. The final construction documents, including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

This decision shall expire within one (1) year of the date of approval (January 11, 2023) if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

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

2. DCP-ZDR-2021-07477 250 44th Street
New construction of townhomes and renovation of former church as multi-unit residential.

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

Mr. Ryan Indovina presented site map, proposed uses, site plans, elevation drawings, renderings, exterior materials color palette, interior layout, and storm water management plan.
Mr. Ryan Wotus added information regarding proposed affordable housing plans and phases of implementation.
Chairwoman called for questions and comments from the Public.

Ms. Lauren Brune from Lawrenceville Corporation stated in support of application, but community raises some concerns about inclusionary units timing.

Mr. Dave Breingan from Lawrenceville United presented letter of community position, thanked for plans to preserve a church structure, and suggested to nominate church as historical building.

Ms. Melissa McSwigen from Pittsburgh Preservation thanked for trying to save historical building and possible nomination.
Councilwoman Deborah Gross informed that office received many public concerns around this project, office believes that agreement between developers and community to reuse a church and nominate as historical structure will be successful.
Councilwoman asked PC to have a condition on application approval regarding affordable units implementation.
Mr. Ray Czachowski, area resident, raised question about residential parking.
Mr. Corey Layman clarified proposed motion conditions and Zoning Code interpretation of inclusionary units and Affordable Housing.
Ms. Deitrick asked how many affordable units planned to be in a church building.
Mr. Burton-Faulk asked if there is any reason not to go for the Historical Nomination and about plans to start with development and renovations.
Mr. Emeka Onungbeny, owner, clarified applicants plans for HN and inclusionary units.
Ms. Mingo suggested reflecting phases timing as an addition to proposed motion.
Ms. Mondor suggested adding one affordable unit during construction time.
Ms. O'Neill suggested having one affordable unit per first ten constructed or distributed units.
Ms. Burton-Faulk supported to have one unit per each next ten constructed.
Ms. Blackwell agreed with Ms. Burton-Faulk.
Ms. Mingo asked for clarification about local or national HN.
Ms. O’Neill suggested continuing discussion between developers and community to file HN for church.
Ms. Mondor summarized project points of discussion as planting trees, HN for church, and adding motion condition for inclusionary units.
Mr. Layman proposed 3rd condition wording description.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCP\ZDR-2021-07477 for demolition, renovation, and new construction of 21 townhomes and 24 multi-unit residential units, filed by Ryan Indovina on behalf of 44TH & SUMMIT DEVELOPMENT LLC, the property owners, with the following conditions of approval:
1. The final construction documents, including site plan, elevations, and construction management plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
2. The Landscape Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and
3. Applicant shall work with Department of City Planning (DCP) staff to address community and DCP concerns regarding Inclusionary Housing Unit distribution prior to issuance of a building permit.

This decision shall expire within one (1) year of the date of approval (January 11, 2023) if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3.

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

3. Council Bill 2021-1707 Zoning Code and Map Change
(Continued item) Expansion of the Inclusionary Zoning Overlay Bloomfield and Polish Hill Neighborhoods

Councilwoman Deborah Gross thanked Planning Commission and Planning Department for working together to create proposed Council Bill and extension to more neighborhoods. She underlined the importance of Bill and asked PC to give a positive recommendation.

Ms. Lavin Kossis made presentation in accordance with the attached staff report.
Mr. Jake Pawlak from Mayor Office stated in support of Bill item.
Ms. Mondor asked for questions and comments from Public.

Mr. Sam Spearing stated that 10% of affordable housing requirement good to increase to a bigger number, and supported a proposal.
Ms. Lauren Brune from Lawrenceville Corporation stated in support of proposal.
Mr. John Rhoades, resident, thanked for proposed change and stated in favor.
Ms. Jodi Lincoln, resident, stated in support.
Mr. Dave Breingan supported Council Bill proposal.
Ms. Christina Howell from Bloomfield Development Corporation stated in favor of proposal.
Ms. Kim Teplitzky from Polish Hill Associates stated in support.
There being no comments from the Commissioners, the Chairwoman called for the Motion.

**MOTION:**
That the Planning Commission of the City of Pittsburgh Recommends Approval Council Bill 2021-1707 to amend the IZ-O to include the Bloomfield and Polish Hill neighborhoods in accordance with the map attached herein with the following condition:
1. Section one of the legislation is amended to remove the non-impacted neighborhoods and list only Bloomfield and Polish Hill.

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

D. **Plan of Lots**
4. DCP-LOT-2021-01680, UPMC Presbyterian, Major Consolidation 1, West 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:**
UPMC Presbyterian Shadyside Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 25, 2021

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

5. DCP-LOT-2021-01711, Bensonia Ave, Minor Consolidation, Beechview

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:**
Bensonia Avenue Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O’Neill
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
6. DCP-LOT-2021-01712, Barry Street, Minor Consolidation, South Side Slopes

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:
Barry Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O'Neill
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

7. DCP-LOT-2021-01739, Western Ave, Minor Consolidation, Allegheny West

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:
Western Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O'Neill
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O'Neill
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

8. DCP-LOT-2021-01752, Chatsworth Street, Minor Consolidation, 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:
Chatsworth Street Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O’Neill
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01767, Mayflower Street, Minor Consolidation, Larimer

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:
Mayflower Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O’Neill
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2021-01671, Cliff Street, Minor Subdivision, Crawford Roberts

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:
Cliff Street Subdivision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O’Neill
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED
11. DCP-LOT-2021-01729, 3112 Brereton, Lot Line Revision, 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. There being no comments from the Commissioners, the Chairwoman called for the Motion. 

MOTION:
Brereton Street Lot Line Revision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 11, 2022, 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. O’Neill
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director’s Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Askey and seconded by Ms. Blackwell. 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.