City of Pittsburgh
Planning Commission
Meeting Minutes

January 25, 2022 2:25pm Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor                                                 Rachel O’Neill
Vice Chairwoman LaShawn Burton-Faulk                                Sabina Deitrick
Secretary, Becky Mingo                                                            Holly Dick

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

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A. **Approval of Minutes**
   On motion moved by Ms. Dick] and seconded by Ms. O'Neill, the minutes of the January 11, 2022 meeting are approved.

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

   **DCP-ZDR-2021-03233 6100 Penn Avenue**
   - Skip Schwab c/o East Liberty Development, Inc
   - Lenore Williams c/o East Liberty Development, Inc

   **Council Bill 2021-1906 Oakland Crossings**
   - Michael J. Annichine, CEO, Magee- Womens Research Institute & Foundation
   - Sandy Drosnes

   **Council Bill 2021-1707 Inclusionary Zoning Overlay Expansion**
   - Claude LaVallee
   - Leah Durand
   - Joseph Covelli

   **DCP-ZDR-2021-13047 – 1163 Murray Hill Avenue**
   - Erika Strassburger, Pittsburgh City Councilperson District 8
   - Lori Fitzgerald, c/o Squirrel Hill Urban Coalition

   **DCP-MPZC-2021-01300 – 234 Ella Street**
   - Christina Howell c/o Bloomfield Development Corporation
   - Ross Goodwin

C. **Development Reviews (See Attachment C for staff reports)**
   **Hearing and Action**
   1. **DCP-ZDR-2021-13047 - 1163 Murray Hill**
      Change of use of office in EMI Squirrel Hill Neighborhood

      Ms. Rakus made presentation in accordance with the attached staff report.
      Ms. Kate Tunney presented project overview, details for 10-year university plans, site photos, proposed change of use, neighborhood strategy, and community meetings information.
      Ms. Water –Fowler added some information about dialogs happened with area neighbors, and expected community help with landscaping plans.
      There being no questions or comments from Public or Commissioners.
      Chairwoman called for the Motion.

      MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan DCP-ZDR-2021-13047 for change of use to office, filed by Rothschild Doyno Architects on behalf of Chatham University, the property owner.

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

2. DCP-ZDR-2021-08485 – 757 Casino Drive Two New High Wall Signs North Shore/Chateau Neighborhood 

Ms. Kramer made presentation in accordance with the attached staff report. 
Mr. Shawn Gallagher informed signs design details, signs location, and proposed renderings. 
There being no questions or comments from Public or Commissioners. 
Chairwoman called for the Motion.

MOTION: 
That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan Project Development Plan (PDP) DCP-ZDR-2021-08485 for two high wall signs, as filed by Shawn Gallagher of Buchanan Ingersoll & Rooney on behalf of HOLDINGS ACQUISITION CO LP, the property owners, with the following conditions of approval: 
1. The final construction documents, including site plan, elevations, and sign details shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval.

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

3. DCP-ZDR-2021-05875 5941 Penn Ave 
Demolition and New construction of six-story, mixed-use building, East Liberty Neighborhood 

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

Mr. Bill Sittig from Sittig, Cortese & Wratcher, INC made project overview, explained proposed structure uses, including 10% of residential affordable units and proposal support from local organizations.

Mr. Izzi Rudolph added details regarding preservation plans for the existing theatre building and a history of communication with area residents.
Mr. Ryan Indovina, project architect, presented site location, map, photos of context, site plans, site arrangement, and information about preserving current structure uses.
Mr. Indovina explained parking plans, bike storage proposed, floor plans, elevation, renderings, and exterior color pallet and décor elements.

Chairwoman asked for questions and comments from Public.
Ms. Cathleen Green stated with no support for subject application because of existing concerns, and complained about lack of communication with development group.

Ms. Swampwaek, local artist, also had concerns and expressed no application support.
Ms. Aviva Lubowsky explained that her family has roots in the neighborhood and feels concerns about subject project.

Mr. Adrian Jones, resident, stated with concerns.
Mr. Eric Vanistendael, area resident, stated that proposed new building is nice, but not clear who will occupy it. He also explained that no community engagement in project discussion done.

Mr. Sallyann Kluzz, resident and architect, asked commissioners not to move application and continue dialog between community and developers.
Ms. Christina Bethea explained commissioners her position.

Ms. Melissa McSwingen informed that years ago a historical commercial district was established for the area, but poorly it was supported. Ms. McSwingen added that business choices for current tenants will remain after construction.

Mr. Adam Golden, resident, stated with no project support.
Mr. Joseph Hall, resident, asked commissioners not to move application.
Ms. Marina Balko stated that she sees lack of evidence of community process and requested not to move application.
Ms. Caldwell, resident, had concerns about project design and construction management plan.
Ms. Walker presented a list of concerns and stated with no support.
Ms. Lori Moran, president of East Liberty Chambers Collaboration, stated in support and had two questions and two concerns.
Ms. Phat Man Dee, musician, informed that she performed many times in the Theatre and has no support to project.
Mr. Mitch Swain explained the importance of Theater as a center of neighborhood for numerous people and did not support the application.
Ms. LaTasha Mayers stated that so few spaces to be together left for African American people, asked to extend leasing agreement for Theater, had no application support.
Ms. Christy Owens, resident, stated about recent negative changes in the neighborhood.
Ms. Nicole Sims asked to support a Theater future.
Ms. Joy Katz also asked to support a Theatre future.
Ms. Valerie Parm, resident, requested to support local artist and Theatre. She also underlined that theatre structure will not be demolish, existing lease extends till 2029.
Ms. Jennifer Haven stated that Theatre future activity have to be guarantee.
Mr. Mel Packer stated that proposed building is nice but application does not have to be moved because of lack of community process.
Ms. Bekezela Mguni, artist, also requested not to move subject application.
Ms. Stacey Jarrele underlined the uniqueness of Theatre and asked not to move forward.
Chairwoman asked for questions and comments from Commissioners.

Ms. Burton-Faulk thanked everyone for participation and suggested to continue the hearing, so conversation between community and developers happened. Ms. Deitrick agreed with Ms. Burton-Faulk to continue hearing. Mr. Sittig made some clarifications on discussed concerns. He stated that proposal is only a framework to be done, preservation of Theatre structure and uses also will have place. Ms. Indovina added that proposed development will have no effect on Theatre operation. Ms. Mingo agreed to continue this hearing and suggested applicant to focus on lease extension and long term Theatre help. Ms. Deitrick suggested in the future, to think about a more formal addition of listing the RCO in the materials, or should this be added to Hearing and Action Reports. Ms. Mondor stated that all community concerns have to be met; she has a summarized list of concerns including issuance of continuance uses on site, dumpsters locations, Theatre functions, major tenants lease terms. Ms. Mingo asked about Zoning Code section 922 clarification.

On motion moved by Ms. Burton-Faulk and seconded by Ms. Dick commissioners agreed to continue with subject hearing.

4. DCP-MPZC-2021-01300 – 234 Ella Street Zone Change Petition from R1A-H to LNC. Bloomfield Neighborhood

Mr. Kunak made presentation in accordance with the attached staff report. Mr. Phi Bishop, property owner, presented site and context information, site plans, zone change criteria, aerial view, future use plans, and public outreach. Mr. Kevin McKeegan, attorney, added more project details.

Vice Chairwoman called for questions and comments from Public. Ms. Christine Howell from Bloomfield Development Corporation stated in support of proposal. Mr. Ross Goodwin, resident, had noise and traffic concerns and requested to deny the application.

Vice Chairwoman called for questions and comments from Commissioners. Ms. O’Neill asked some project design information. There being no more questions or comments from Commissioners. Vice Chairwoman called for Motion.

MOTION:
That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of the Zone Change Petition DCP-MPZC-2021-01300 to rezone 234 Ella Street, parcel 49-S-137, from Residential Single-Unit Attached High Density (R1A-H) to Local Neighborhood Commercial (LNC) with the following conditions:
1. An application for future development at the development site that includes the subject parcel shall be referred to the Planning Commission as a Site Plan Review in accordance with the provisions of Section 922.04.C; and

2. A Development Activities Meeting shall be required prior to any hearing at Planning Commission regarding future development at this development site.

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

D. Plan of Lots

5. DCP-LOT-2022-00026, Haberman Street, Minor Subdivision, Mount Washington

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

MOTION:
Haberman Avenue Subdivision, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2021-01330, 5263 Dresden Way, Minor Subdivision, Upper Lawrenceville

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

MOTION:
5263 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01302, 299 38th Street, Minor Subdivision, Lower Lawrenceville

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

MOTION:
299 38th Street, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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, Mingo, Deitrick, O’Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2021-01320, 279 45th Street, Minor Subdivision, Central Lawrenceville

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

MOTION:
274 45th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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, Mingo, Deitrick, O’Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01323, 5107 Dresden Way, Minor Subdivision, Upper Lawrenceville

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

MOTION:
5107 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR:  Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2021-01322, 5109 Dresden Way, Minor Subdivision, Upper Lawrenceville

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

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

MOTION:

5109 Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2022-00027, Beehan Street, Minor Consolidation, Central Northside

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

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

MOTION:

Beehan Street Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR:  Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

12. DCP-LOT-2022-00029, Howe Street, Lot Line Revision, Shadyside
Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, Chairwoman called for the Motion.

MOTION:
Howe Street Lot Line Revision, 7th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

13. DCP-LOT-2022-00050, 35th Street, Minor Consolidation, Lower Lawrenceville

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

MOTION:
35th Street Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 25, 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. Dick
IN FAVOR: Dick, Mingo, Deitrick, O'Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

14. DCP-LOT-2021-01680, UPMC Shadyside Presbyterian, Major Consolidation 2, West Oakland

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, Chairwoman called for questions and comments from the Commissioners. There being no comments from the Commissioners, 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, 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. Dick
IN FAVOR:  Dick, Mingo, Deitrick, O’Neill, Mondor, Burton-Faulk
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E.  **Director’s Report**
Director Dash and Derek Dauphin reported Oakland Plan, Thriving Together main overview
including planning process, engagement summary, equity strategy, major themes, draft for land
use strategy.
Directors Report Briefing information is attached for commissioners’ review and comments.

F.  **Adjournment**
Motion to adjourn made by Ms. Dick and seconded by Ms. Mingo. The meeting adjourned at
6:40pm.

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
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