City of Pittsburgh
Planning Commission
Meeting Minutes

February 8, 2022 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
Rachel O-Neill

Staff Present
Corey Layman, Zoning Administrator
Andrew Dash, Director of City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Kathleen Oldrey
Kevin Kunak
Sarah Quinn
Daniel Scheppke

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A. Approval of Minutes
   On motion moved by Ms. Burton-Faulk and seconded by Ms. Mingo, the minutes of the January 25, 2022 meeting are approved.

B. Correspondence (See Attachment B)
   The Commission is in receipt of the following correspondence:
   
   **DCP-ZDR-2021-13047 – 1163 Murray Hill Avenue**
   - Cliff Levine

   **DCP-ZDR-2021-05875 - 5941 Penn Avenue**
Lizzie Anderson

DCP-ZDR-2021-03233 -
  - Skip Schwab, representing East Liberty Development Inc. (2 letters)
  - Walt Haim

CP-MPZC-2021-01666 Council Bill 2021-1906 Oakland Crossings
  - Peggy Walsh
  - Sarah Ali
  - Blithe Runsdorf
  - Colleen Cadman representing AARP Pennsylvania

DCP-HN-2021-01137 (Historic Nomination-Tito House)
  - Patrick J. Rega, representing Nicole McGuire and James McGuire
  - Nicole McGuire
  - Thomas M Castello, representing the Sal Williams Family
  - Melissa McSwigan
  - David S. Rotenstein
  - Rona L Peckich

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

Hearing and Action
  1. DCP-ZDR-2021-03233, 6100 Penn Ave
     Demolition and new construction of bank. East Liberty Neighborhood

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

Mr. Michael Takacs explained site location, presented map, context images, site plan, landscaping plans, parking and open space areas proposed. Mr. Takacs explained sustainability details, accessibility plans, and construction management summary.

Mr. Vaughn Benson presented elevation renderings, perspective views, and exterior finish materials palette.
Ms. Csisbe provided information about community process and modifications done for the original design.
Ms. Jes Regensburger explained local artist Mural proposed on permanent façade.
Mr. Todd Samms added information regarding art installations and opportunities for local artists.
Mr. Takacs presented examples of possible art ideas.

Chairwoman called for questions and comments from the Public.

Ms. Lori Moran explained some accessibility concerns and stated in favor of proposal.
Mr. Bruce Chan asked to deny proposed development because it is not consistent with the area. Mr. Chan requested to have more public activity meetings.
Mr. Skip Schwab stated in project support because Chase addressed all raised concerns. Mr. Ed Lesoon, area resident, was in opposition of proposed Mural and suggested that it should be mobile.
Ms. Aloson Keating stated with concerns about proposed parking and considered proposal as a bad development.
Ms. Melissa McSwigen stated that site could be used for multiple purposes, and proposed to think about other opportunities for use.

Chairwoman Mondor asked for questions and comments from the Commissioners.

Ms. Deitrick was disappointed how subject space proposed to be used, new structure not reflecting old area style, and scale is not adequate.
Ms. Mingo stated that good job done to move building. Developers have to address community needs. Ms. Mingo asked how Chase plans to maintain art overtime and about policy for public use of landscaping area.
Ms. Mondor thanked for changes done for the original plans, stated about two minds of solutions for Mural design, and suggested add criteria to motion considering Zoning Code development requirements.
Ms. O’Neil added her vision of development matching scale.
Ms. Deitrick had the same scale concern.
Ms. Blackwell stated about her opinion for type of arts for bank Mural. 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 DCP ZDR-2021-03233 based on the application filed by Coral Silsbe, on behalf of LOFTUS GROUP LLC, the property owners, with the following conditions:
1. The final construction documents, including site plans, landscape plan, 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.

The ROZA resulting from this decision shall expire within one (1) year of the date of issuance 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. Dick  SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey
RECUSED: 
OPPOSED: 
ABSTAINED: O’Neill
MOTION CARRIED
2. DCP-HN-2021-01137 1817 5th Ave and 1818 Colwell St Historic Nomination Tito House
Uptown Neighborhood
Ms. Quinn made presentation in accordance with the attached staff report.
Chairwoman called for questions and comments from the Public.

Mr. Tom Castello, attorney for house owner, informed that his client is in
opposition of the proposed nomination and requested to deny it.
Dr. Brittany McDonald, Uptown resident and application nominator, and
representative of Uptown Partners presented site photos, explained criteria for
historic nomination, presented the ECO Innovation District plan.
Ms. McDonald informed that to many historical structures already demolished,
subject building was abandoned for 20 years.

Ms. Nicole McGuire, property owner, stated in opposition of nomination.
Dr. David Rotenstein, historical expert, stated about his research, and underlined
building uniqueness, structure meets 7 for 8 criteria for nomination.
Ms. Dev Meyers informed PC that she hold degree in American History, and
provided some site information.
Mr. Patrick Rega, owner representative, explained about current property
conditions, not buyable for rehabilitation, cost of rehabilitation is very high.
Ms. Mellisa McSwigen supported nomination.
Mr. Rob Pfaffmann, architect, also supported proposed nomination.
Ms. Jeanne McNutt stated in favor of nomination.

Chairwoman Mondor asked for questions and comments from the
Commissioners.
Ms. Dick suggested preserving historical structures.
Ms. Burton –Faulk supported Dr. McDonald, asked property owners why no site
maintenance was provided.
Ms. Mondor stated in support of application.
Ms. Mingo agreed that building should be remain.
Ms. Blackwell also agreed with other Commissioners.

MOTION:
That the Planning Commission of the City of Pittsburgh provides a positive
recommendation to City Council for the nomination of DCP-HN-2021-01137 1817 5th Ave
and 1818 Colwell St for listing as a City-designated historic site.

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

D. Plan of Lots
3. DCP-LOT-2022-00107, Broadhead Fording Road, Major Consolidation 1, Fairywood

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:
Broadhead Fording Road Consolidation, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON February 22, 2022.

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

4. DCP-LOT-2022-00101, 2146 Centre Ave, Minor Subdivision, Middle Hill

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:
Centre Ave Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2021-01326, 32 Revere Way, Minor Subdivision, Polish Hill

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:
Revere Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

6. DCP-LOT-2021-01331, 5173 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:

Dresden Way Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED

7. DCP-LOT-2021-01319, 4222 Geneva 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:

Geneva Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED: 
OPPOSED: 
ABSTAINED: 
MOTION CARRIED
8. DCP-LOT-2021-01329, 3513 Sardis Way, 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:
Sardis Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2021-01328, 3445 Spring Way, 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:
Spring Way Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 8, 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. Askey
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Deitrick, Mingo, Mondor, Askey, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director’s Report
Director Dash provided information about Oakland Plan updates previously presented to PC.

F. Adjournment
Motion to adjourn made by Ms. Askey and seconded by Ms. O’Neill. The meeting adjourned at 4:45pm.

Approved by: Becky Mingo, Secretary
**Disclaimer**

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