City of Pittsburgh
Planning Commission
Meeting Minutes

February 22, 2022 2:00pm, Meeting called to order by Chairwoman Christine Mondor

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

Staff Present
Corey Layman, Zoning Administrator                Anne Kramer
Kate Rakus, Principal Planner                     William Gregory
Recording Secretary Svetlana Ipatova                Daniel Scheppke
                                                  Kevin Kunak

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A. Approval of Minutes
   On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the February 8, 2022 meeting are approved.

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

DCP-ZDR-2021-03233 – 6100 Avenue
   • Rob Pfaffmann
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2021-14048 414 1st Ave
   Demolition of single story structure in rear of parcel and exterior alterations. Downtown Neighborhood

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

Mr. Kento Ohmori presented site location, site plan, photos of context, and proposed renderings.
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:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2021-14048 filed by Stanfield Allen on behalf of property owners OAKLAND PROPERTY COMPANY LL, for demolition of a single-story structure located on parcel 1-M-55-1 and exterior alterations on parcel 1-M-54 with the following conditions:

1. The final construction plans, including interim site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final 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. Askey SECONDED BY: Ms. Dick
   IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
   RECUSED:
   OPPOSED:
   ABSTAINED:
   MOTION CARRIED

2. DCP-ZDR-2021-14042, 407 Cinema Drive  Exterior renovation to existing structure in South Side Works. South Side Flats Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.
Mr. Randy Roberty presented site map, surrounding site images, floor plan, elevation plans, and landscaping plan.
Ms. Barbara Rudiak from South Side Community Council stated in support of application.

There being no more comments from the Public, Chairwoman called for questions and comments from the Commissioners.
Ms. Dick asked for clarification for sidewalk accessibility.

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

**MOTION:**
That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-14042 based on the application filed by Cori Medley of the Design Collective on behalf of PITTSBURGH -SSW2, 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, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00107, Broadhead Fording Road, Major Consolidation 2, Fairywood

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:**
Matthews Avenue Consolidation, 30th 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. Blackwell SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

4. DCP-LOT-2022-00158, Carnival Way, Minor Subdivision, Allentown

Mr. Schepppke 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:**
5. DCP-LOT-2021-01317, 3434 Bethoven, Minor Subdivision, 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:

3434 Bethoven Street, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 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. Blackweel SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00177, Kohen Street, Minor Subdivision, Overbrook

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:

Kohen Street Consolidation, 32nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 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. Blackweel SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2022-00179, Frankstown Avenue, Minor Subdivision, 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:
Frankstown Ave Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 22, 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. Blackweel     SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00194, S 18th Street, Lot Line Revision, 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:
Cassatt Street Lot Line Revision, 3rd Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 22, 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. Blackweel     SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2022-00117, Lafayette Avenue, Minor Subdivision, Perry 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:
Lafayette Ave Consolidation, 26th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on February 22, 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. Blackweel     SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2022-01332, Harmar Street, Minor Subdivision, 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:
334 Harmar Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 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. Blackwell SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Askey
RECUSED:
OPPOSED:
ABSTAINED:

MOTION CARRIED

11. DCP-LOT-2021-01634, Hays Run, Major Subdivision 1, Hays

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:
Hays Run Subdivision, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 22, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 8, 2022.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Mingo
IN FAVOR: Dick, Blackwell, Burton-Faulk, 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. Blackwell. The meeting adjourned at 2:40pm.

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 verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.