City of Pittsburgh
Planning Commission
Meeting Minutes
March 8, 2022 3:30pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor
Jennifer Askey
Dina (Free) Blackwell
Holly Dick
Rachel O'Neill
Fred Brown

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

Index

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DCP-ZDR-2021-13829 – 330 North Shore Drive</td>
<td>New enclosure over existing outdoor dining area adjacent to North Shore Drive. North Shore Neighborhood</td>
</tr>
<tr>
<td>3. CP-LOT-2021-01634, Hays Run, Major Subdivision 2, Hays</td>
<td></td>
</tr>
<tr>
<td>4. DCP-LOT-2022-00207, Suismon Street, Minor Consolidation, East Allegheny</td>
<td></td>
</tr>
<tr>
<td>5. DCP-LOT-2022-00221, Glass Center, Minor Consolidation, Friendship</td>
<td></td>
</tr>
<tr>
<td>6. DCP-LOT-2022-00176, Universal Street, Minor Consolidation, Sheraden</td>
<td></td>
</tr>
<tr>
<td>7. DCP-LOT-2022-00261, 5536 Baum Boulevard, Minor Consolidation, Friendship</td>
<td></td>
</tr>
<tr>
<td>8. DCP-LOT-2022-00258, Wapello Street, Minor Consolidation, Brighton Heights</td>
<td></td>
</tr>
<tr>
<td>10. DCP-LOT-2022-00217, Bedford Ave, Major Consolidation 1, Crawford Roberts</td>
<td></td>
</tr>
<tr>
<td>11. DCP-LOT-2022-00202, 1100 Shady Ave, Major Subdivision 1, Squirrel Hill North</td>
<td></td>
</tr>
</tbody>
</table>

A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the February 22, 2022 meeting are approved.

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

**DCP-ZDR-2021-05875- 5941 Penn Avenue**
- Skip Schwab c/o East Liberty Development, Inc

**DCP-ZDR-2021-12955 – 3701 5th Avenue - UPMC**
- Mary Beth McGrew and Paul Supowitz, c/o University of Pittsburgh
- Paul Supowitz, c/o Oakland Task Force
- Georgia Petropoulos, c/o Oakland Business Improvement District (OBID)
- Janet Squires c/o Schenley Farms Civic Association

**Council Bill 2021-1906 and DCP-MPZC-2021-01666**
- IBEW Local 5 and the Western PA Chapter of the National Electrical Contractors Association

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

Hearing and Action

1. **DCP-ZDR-2021-13829 – 330 North Shore Drive**
   New enclosure over existing outdoor dining area adjacent to North Shore Drive.
   North Shore Neighborhood

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

   Mr. Dan Gonzalez presented photos of existing site condition, proposed outdoor seating renderings, and colors of exterior materials design.
   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 Project Development Plan No. DCP-ZDR-2021-13829 filed by Steve Brescia on behalf of property owners NORTH SHORE DEVELOPERS 2013, LP, for use of an approx. 800 SF enclosure over the existing outdoor dining area adjacent to North Shore Drive, located on parcel 8-K-15 with the following conditions:
   1. The final construction documents, including site plan 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.
Continued item.

2. Council Bill 2021-1906 and DCP-MPZC-2021-01666
Continued Item; amended March 7, 2022.
Zoning Code Text & Map Amendment
OPR-E Oakland Crossings
Central and South Oakland Neighborhoods

Mr. Dash made project overview, explained time steps, and some revision made to the original proposal. Council Bruce Kraus thanked development crew for work done and changes made. Mr. Jake Pawlak informed details for changes made to OPR zoning proposal since September 2021, project timeline, changes to performance points, and additional public benefits. Mr. John Kamin presented updates to Oakland Crossing, boundaries of impacted new districts, that takes over 13 acres, information about proposed new zoning districts, public benefits, and made legislation review. Chairwoman summarized presented information and suggested to take more time for Commissioners to review it.

On motion moved by Ms. Askey and seconded by Ms. Dick, the motion for continuation of subject project was approved.

D. Plan of Lots
3. DCP-LOT-2021-01634, Hays Run, Major Subdivision 2, 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 March 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. Dick SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O’Neill
RECUSED:
OPPOSED:
4. DCP-LOT-2022-00207, Suismon Street, Minor Consolidation, East Allegheny

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:
Suismon Street Consolidation, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. Dick SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2022-00221, Glass Center, Minor Consolidation, Friendship

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:
Glass Center Consolidation, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. Dick SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00176, Universal Street, Minor Consolidation, Sheraden

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:
Universal Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. Dick      SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. CP-LOT-2022-00261, 5536 Baum Boulevard, Minor Consolidation, Friendship

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:
BAUM BOULEVARD Consolidation, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE AP Proved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick      SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00258, Wapello Street, Minor Consolidation, Brighton Heights

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:
Wapello Street Consolidation, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 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. Dick      SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

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:
Woods Run Subdivision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown     SECONDED BY: Ms. Blackwell  
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill  
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

10. DCP-LOT-2022-00217, Bedford Ave, Major Consolidation 1, 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:
Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown     SECONDED BY: Ms. Blackwell  
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill  
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

11. DCP-LOT-2022-00202, 1100 Shady Ave, Major Subdivision 1, Squirrel Hill North

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:
1100 Shady Avenue Subdivision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 22, 2022.

MOVED BY: Mr. Brown     SECONDED BY: Ms. Blackwell  
IN FAVOR: Dick, Blackwell, Mondor, Askey, Brown, O'Neill  
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director’s Report
Director Dash reported about recent updates for OAKLAND PLAN.
Ms. Everett informed commissioners project overview, draft plan, process timeline, and community engagement.
Ms. Rakus presented existing and new zoning draft for subject project.
Director Dash added information about public review changes.

Adjournment
Motion to adjourn made by Ms. Dick and seconded by Ms. O’Neill. The meeting adjourned at 5:50pm.

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.