City of Pittsburgh
Planning Commission
Meeting Minutes

April 5, 2022 4:10pm, 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 Rachel O’Neill
Holly Dick

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 David DeLeon

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A. Approval of Minutes
No minutes.

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

DCP-ZDR-2022-00182 – 300 6th Avenue
- David J. Tshudy c/o First Presbyterian Church of Pittsburgh
- Jeremy Waldrup, c/o Pittsburgh Downtown Partnership
- Jon Colburn, c/o Smithfield United Church of Christ
- Eric Ravotti c/o GNC Holdings, LLC
- Robert Arundel c/o Key Bank
- Katie Schaible c/o Monmade, LLC
- Nick Unkovic c/o JLL Capital Markets
Council Bill 2021-1906 and DCP-MPZC-2021-01666_2022-03-22_Correspondence

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

Hearing and Action


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

Mr. Sean Beatley from STRADA Architects made project introduction, presented site map, site location, site history, contextual photos, proposed site plan, elevation drawings, floor plans, sustainability report, storm water management, and construction management plans.

Mr. Kevin McKeegan explained proposed transfer of development rights TDR, presented sites survey, and statement of compliance.

Chairwoman called for questions and comments from the public.

There being no questions or comments.

Chairwoman called for questions and comments from the commissioners.

Ms. Deitrick asked some clarifications on proposed construction management plans.

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

MOTION 1:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2022-00182 filed by Strada LLC on behalf of 300 SIXTH AVENUE PROPERTY LLC, property owner, for 216 residential dwelling units allowed by right, exterior and interior alterations, use of the ground level for retail sales and services, 35 integral parking spaces in the basement, 85 bicycle spaces, and roof top amenity space.

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

MOTION 2:

The Conditional Use Application for transfer of development rights for 33 dwelling units from 130-160 5th Avenue, parcel 1-D-150, to 300 6th Avenue, parcels 2-A-85 and 2-A-85-1 and 2-A-85-2, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

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

MOTION 3:

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

MOTION 4:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan No. DCP-ZDR-2022-00182 filed by Strada LLC on behalf of 300 SIXTH AVENUE PROPERTY LLC, property owner, for 38 additional dwelling units, with the following conditions:
1. The applicant shall receive City Council approval for the Transfer of Development Rights; and
2. The applicant shall record the legal instrument approved by the City Solicitor binding the Transfer of Development Rights as per Section 910.01.D.1; and
3. The final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

D. Plan of Lots
2. DCP-LOT-2020-00551, Pius Street, Major Consolidation 1, South Side Slopes

Mr. Kunak 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:
Pius Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON April 19, 2022.

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

3. DCP-LOT-2022-00389, Pennsylvania Avenue, Minor Subdivision, Manchester

Mr. Kunak 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:
Pennsylvania Avenue, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 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. O'Neill  SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mingo, Askey, Deitrick, O'Neill
RECUSED:
OPPOSED:
ABSTAINED: Burton-Faulk
MOTION CARRIED

4. DCP-LOT-2022-00422, Claus Ave, Carrick, Minor Subdivision, Carrick

Mr. Kunak 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:
Claus Avenue, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 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. O'Neill  SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mondor, Mingo, Askey, Deitrick, O'Neill
RECUSED:
OPPOSED:
ABSTAINED: Burton-Faulk
MOTION CARRIED

5. DCP-LOT-2022-00413, Preble Avenue, Minor Consolidation, Chateau

Mr. Kunak 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:
Preble Avenue Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 5, 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. O'Neill      SECONDED BY: Ms. Dick
IN FAVOR: Dick, Mondor, Mingo, Askey, Deitrick, O'Neill
RECUSED:
OPPOSED:
ABSTAINED: Burton-Faulk
MOTION CARRIED

E. Director's Report
   • No report.

F. Adjournment
   Motion to adjourn made by Ms. Dick and seconded by Ms. Askey. The meeting adjourned at 5pm.

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.