City of Pittsburgh
Planning Commission
Meeting Minutes

April 19, 2022 2:15pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance
Vice Chairwoman LaShawn Burton-Faulk                                Sabina Deitrick
Secretary, Becky Mingo                                                            Dina (Free) Blackwell
                                          Holly Dick
                                          Rachel O-Neill
                                          Jennifer Askey
                                          Fred Brown

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

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Blackwell, the minutes of the March 17, 2022 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. O’Neill, the minutes of the April 5, 2022 meeting are approved.

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

**DCP-ZDR-2021-05131, 05218, 05219 – Duffield Street**
- Mary Beth Tedesco
- David and Lois Malehorn
- Robert A. Haney, P.E.
- David Hairhoger
- Gabriel Smith and Andrea Wolff
- Yovana Bontrager and Andre Shenk
- Logan and Oren Wright
- Matthew L. Diersen, AIA, Secretary, Morningside Area Community Council
- Kathryn Canfield

**DCP-ZDR-2021-05875 – 5941 Penn Avenue**
- Caitlin Green, Board Chair and Joseph Hall, Executive Director, Kelly Strayhorn Theater
- Joseph Hall, Executive Director, Kelly Strayhorn Theater
- James McNeel, City Theatre Company
- Melissa McSwigan

**DCP-ZDR-2021-02959 – 4808 Baum Boulevard**
- Sam Spearing c/o Bloomfield Development Corporation

C. Development Reviews (See Attachment C for staff reports)
   Hearing and Action
   1. **DCP-ZDR-2021-05131, DCP-ZDR-2021-05218, DCP-ZDR-2021-05219** Duffield Street, parcel 82-E-50 Construction of 6 single unit attached dwelling units. Stanton Heights Neighborhood

Ms. Kramer made presentation in accordance with the attached staff report.
Mr. John Porter presented aerial map, photos of existing site condition, proposed site design, floor plans, elevations, renderings, exterior materials palette, construction management plan, storm water management, and community meetings held.
Mr. Ben Walls informed about landscaping proposal, geotechnical report, and steep slope analysis.
Mr. Mike Giampietro explained retain walls summary.

Vice Chairwoman called for questions and comments from the Public.

Mr. Michael Lain, area resident, stated in application opposition and had concerns regarding area density, traffic, noise, slope design.
Mr. Gerald P. stated in opposition with similar concerns.

Vice Chairwoman called for questions and comments from the commissioners.
Ms. O’Neill asked about plan review criteria, addressed to discussed community concerns, and asked for clarification for proposed construction vehicles parking.

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

MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the Site Plan Review cases DCP-ZDR-2021-05131, DCP-ZDR-2021-05218, DCP-ZDR-2021-05219 was filed by Desmone Architects on behalf of TRAFFIC EFFECT LLC, the property owners, for development along Duffield Street, parcel 82-E-50, with the following conditions:

1. The final construction plans, including site plans, landscape 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. Blackwell SECONDED BY: Ms. O’Neill
IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey
RECEIVED: Dick
ABSTAINED: O’Neill
MOTION CARRIED

2. DCP-ZDR-2021-02959 – 4808 Baum Boulevard Demolition and new construction of automatic car wash. Bloomfield Neighborhood

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

Mr. Ryan Indovina presented site map, aerial map, site plan, elevations, site photos, and landscaping plans.
Mr. Indovina also explained transportation analysis.
Mr. Steve Todorovich presented wash report.

There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-02959 based on the application filed by Indovina Associates, on behalf of ORANGE CAFÉ INC (THE), the property owner, 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.
2. DOMI shall review the final plans and issue the necessary DOMI approvals prior to issuing the Record of Zoning Approval.
   This decision shall expire within one (1) year of the date of approval 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: Mr. Brown
IN FAVOR: Blackwell, Burton-Faulk, Mingo, Brown, Askey, Dick
RECUSED: O’Neill
OPPOSED: Deitrick
ABSTAINED:
MOTION CARRIED

D. Plan of Lots

3. DCP-LOT-2022-00522, Schenley Center, Major Subdivision 1, Upper Hill

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

There being no comments from the Commissioners, the Vice Chairwoman called for the
Motion.
MOTION: Schenley Center Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on April 19, 2022, BE PRELIMINARILY
APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

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

4. DCP-LOT-2022-00456, 939 W North Avenue, Major Subdivision 1, Allegheny West

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

There being no comments from the Commissioners, the Vice Chairwoman called for the
Motion.
MOTION: W North Avenue Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny,
received by the Planning Commission on April 19, 2022, BE PRELIMINARILY
APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

MOVED BY: Mr. Brown SECONDED BY: Ms. Deitrick
IN FAVOR: Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED
5. DCP-LOT-2022-00470, University of Pittsburgh, Major Consolidation 1, North Oakland

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

MOTION:
University of Pittsburgh Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON May 3, 2022.

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

6. DCP-LOT-2022-00195, Carnegie Street, Minor Subdivision, Upper Lawrenceville

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

MOTION:
Carnegie Street Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O'Neill
RECUSED:  
OPPOSED:  
ABSTAINED:  
MOTION CARRIED

7. DCP-LOT-2022-00427, Lorigan Street, Minor Subdivision, Bloomfield

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

MOTION:
Lorigan Street Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00454, Dawson Street, Minor Subdivision, Central Oakland

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

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

MOTION:

Dawson Street Subdivision, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2022-00500, Oswego Street, Minor Consolidation, Brighton Heights

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

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

MOTION:

Oswego Street Consolidation, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2022-00520, Auburn Street, Minor Consolidation, Larimer

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

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

MOTION:
Auburn Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

11. DCP-LOT-2022-00523, Mayflower Street, Minor Consolidation, Larimer

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

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

MOTION:
Mayflower Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 19, 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. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

12. DCP-LOT-2020-00551, Pius Street, Major Consolidation 2, South Side Slopes

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

There being no comments from the Commissioners, the Vice 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, 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. Dick          SECONDED BY: Ms. Deitrick
IN FAVOR:  Blackwell, Burton-Faulk, Mingo, Deitrick, Brown, Askey, Dick, O’Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director’s Report
   • No report

F. Adjournment
   Motion to adjourn made by Mr. Brown and seconded by Ms. Blackwell. The meeting adjourned at 4pm.

   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.