City of Pittsburgh
Planning Commission
Meeting Minutes

May 17, 2022 2:15pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor
Secretary, Becky Mingo
Jennifer Askey
Sabina Deitrick
Dina (Free) Blackwell
Holly Dick

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

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Deitrick, the minutes of the April 19, 2022 meeting are approved.
On motion moved by Ms. Askey and seconded by Ms. Deitrick, the minutes of the May 3, 2022 meeting are approved.

B. **Correspondence (See Attachment B)**
   The Commission is in receipt of the following correspondence:
   
   DCP-ZDR-2022-01078, 3300 Preble Ave  
   Matthew Galluzzo, President and CEO Riverlife

C. **Development Reviews (See Attachment C for staff reports)**
   
   **Hearing and Action:**
   
   1. **Oakland Plan and Zoning Code Text Amendments**
      Staff will provide an update on public input process and request Planning Commission continue the Public Hearing until June 14, 2022, with public testimony taken at that meeting.
      
      Director Dash presented commissioners overview information regarding scheduled hearing for Oakland Plan and Zoning Code Text Amendments.  
      Mr. Dash explained project timeline, draft plan engagement and public comments, community review criteria and staff recommendation. Mr. Dash asked PC continue the Public Hearing until June 14, 2022 with public testimony taken at that meeting.
      
      On motion moved by Ms. Deitrick and seconded by Ms. Askey, the continuance on June 14, 2022 was approved.

   2. **DCP-ZDR-2022-01078 – 3300 Preble Avenue**
      New construction of ALCOSAN CSO & Disinfectant building  
      Marshall-Shadeland Neighborhood
      
      Mr. Kunak made presentation in accordance with the attached staff report.
      
      Ms. Jeanne Clark from Alcosan informed commissioners about efforts made to improve the original plans base on briefing comments made by PC.
      
      Mr. Rulison Evanc, project engineer, explained site location, community process summary, presented photos of site context, and proposed renderings.  
      There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.  
      Ms. Deitrick thanked the applicants for efforts made to improve a proposed structure.  
      Ms. Mondor also thanked for changes made.
      
      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-2022-01078 based on the application filed by GHD Group on behalf of ALLEGHNEY COUNTY SANITARY AUTHORITY, property owner, with the following conditions: 1. The final construction documents 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. Dick   SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

D. Plan of Lots


Mr. Scheppeke 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:

Saw Mill Run Boulevard, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 2022, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 1, 2022

MOVED BY: Ms. Askey   SECONDED BY: Ms. Dick
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

4. DCP-LOT-2022-00625, Straubs Lane, Minor Consolidation, Troy Hill

Mr. Scheppeke 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:

Straubs Lane Consolidation, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 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. Askey   SECONDED BY: Ms. Dick
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

5. DCP-LOT-2022-00483, Arch Street, Minor Consolidation, Central Northside
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:
Arch Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 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. Askey SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00543, W North Avenue, Minor Consolidation, Central Northside

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:
W North Ave Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 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. Askey SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2022-00113, Dean Street, Minor Consolidation, Lincoln Lemington Belmar

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:
Dean Street Subdivision, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 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. Askey SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
8. DCP-LOT-2022-00652, Ridgeway Street, Minor Consolidation, Upper 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:

Ridgway Street Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 17, 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. Askey    SECONDED BY: Ms. Blackwell
IN FAVOR: Dick, Askey, Deitrick, Blackwell, Mingo, Mondor
RECUSED:
OPPOSED:
ABSTAINED:

MOTION CARRIED

E. Director’s Report
Ms. Kramer informed updates on former cases reviewed.

F. Adjournment
Motion to adjourn made by Ms. Deitrick and seconded by Ms. Askey. The meeting adjourned at 3:15pm.

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.