



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 15, 2024

In Attendance

Chair Lashawn Burton-Faulk
Vice-Chair Rachel O'Neill
Secretary Holly Dick
Commissioner Dina Blackwell

Commissioner Steve Mazza

Commissioner Monica Ruiz

Commissioner Phillip Wu

Not Present

Commissioner Mel Ngami

Commissioner Peter Quintanilla

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Principal Planner
Katherine Reed
Maryam Moradian-Mosleh
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 3:10 p.m. by Chair Burton-Faulk

A. Approval of Planning Commission meeting minutes

Date: 10/01/2024 minutes

Motion: Approve

Moved by: Blackwell

Seconded by: Wu

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O'Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

CARRIED

B. Correspondence October 15, 2024

Council Bill #2024-0984 - Fair Housing Zoning Text Amendments

- Carmen Brown
- Lois McCaffeerty
- Jason Bower
- Mary Beth Gasior
- Erin Ruggiero
- Michelle Cerminara
- Doug Cerminara
- Marie Senko

Council Bill #2024-0701 – Community Homes

- Caroline Mitchell, Esq.
- Mary Beth Gasior
- Lois McCaffeerty

- Nicholas Eggers
- James Noschese
- Erin Ruggiero
- Marie Senko

Housing Needs Assessment Zoning Text Amendments

- Jon Salmans

DCP-MPZC-2024-00596 - North Oakland Rezoning

- Carolyn Verga; Assistant Vice Chancellor for Campus Planning, University of Pittsburgh

C. Plan of Lots

1. DCP-LOT-2024-00612 - 700 Hargrove Street - Major Consolidation, Mount Washington

Staff: Mr Scheppke

Public Comment: None

Commissioners Comments:

Staff Comments:

Motion: Preliminarily approve; and schedule final approval for October 29, 2024.

Moved by: Ms Dick

Seconded by: Mr Mazza

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O’Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

2. DCP-LOT-2024-00598 - 4107 Willow Street - Major Consolidation, Central Lawrenceville

Staff: Mr Scheppke

Public Comment: None.

Commissioners Comments:

Staff Comments:

Motion: Preliminarily approve; and schedule final approval for October 29, 2024.

Moved by: Mr Mazza

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O’Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

D. Hearing & Action

1. DCP-ZDR-2024-03753 - 450 Melwood Ave (The Melwood)

Interior renovations to convert an office building into a multi-unit residence. Square, Specially Planned *North Oakland*

Staff: Ms Moradian.

Applicant: Mr Cliff Levine, council for the project – overview of project; Mr Jonathan Hudson, partner and principal – approvals, meetings attended, stakeholder outreach; Kelly Coey - Dir of Development, and Dan Robinson - Development Coordinator with Hudson Companies; Jack Williams, architect – slide presentation

Staff Comments:

Public Comment: Mr John Rhoades – in support.

Commissioners Comments:

Motion: Approve

Moved by: Mr Mazza

Seconded by: Ms Blackwell

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O’Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None
Recused: None
CARRIED

2. DCP-ZDR-2024-03752 – 435 Melwood Ave (The Parker)

New construction of multi-unit apartment, *North Oakland*

Staff: Ms Moradian.

Applicant: Mr Jonathan Hudson, partner and principal – approvals, meetings attended; Jack Williams, architect – slide presentation

Staff Comments:

Public Comment: Connor Scanlon – generally in support and questions; Andrea Boykowycz, Exec Dir OPDC – comments

Commissioners Comments: Ms O’Neill – comments; Mr Wu – comments; Mr Mazza - comments

Motion: Approve with a condition attached

Moved by: Ms Dick

Seconded by: Mr Mazza

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms O’Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

3. BDA-2024-04301 – 200 Lothrop Street

New High Wall Signs for UPMC Presbyterian Hospital, *Central Oakland*

Ms O’Neill recused from this hearing item.

Staff: Mr Fraker.

Applicant: Mr Sean Logan, UPMC and Mr Bill Kolano, Kolano Design – slide presentation

Staff Comments:

Public Comment: Andrea Boykowycz, Exec Dir OPDC – comments; Connor Scanlon – request to add Hospital to sign in Rendering 2.

Commissioners Comments: Ms Dick - questions

Motion: Approve

Moved by: Mr Wu

Seconded by: Ms Ruiz

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

4. Council Bill 2024-0701 Community Homes

Zoning text amendment to Community Home uses in residential zoning districts, *Citywide*.

Staff: Mr Layman, Zoning Administrator

Public Comment:

Commissioners Comments:

Staff Comments: Mr Layman – After a meeting held this morning with the administration and at the request of the councilperson, Council Bill 2024-0701 has been held for four weeks in order to find some common ground to work together. If the following hearing scheduled for November 12th is relocated to a different location due to the number of people, DCP will make sure to announce the new location as soon as they have that information.

Motion: None

Moved by:

Seconded by:

In favor: None

CONTINUED FOUR WEEKS

E. Director's Report

Mr Layman – new meeting room at 412 Blvd of the Allies is occupiable

F. Adjournment

The Planning Commission meeting was adjourned at 4:12 p.m.

Disclaimer

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