

# City of Pittsburgh

## Planning Commission

### Meeting Minutes

*September 24, 2019 at 2:09 PM | Meeting called to order by Chairwoman Mondor*

#### **In Attendance**

Chairwoman Christine Mondor  
 Vice Chairwoman LaShawn Burton-Faulk  
 Acting Secretary, Jennifer Askey

Sabina Deitrick  
 Holly Dick  
 Rachel O'Neill

#### **Staff Present**

Corey Layman, Zoning Administrator  
 Andrew Dash, Acting Director City Planning  
 Kate Rakus, Principal Planner  
 Lisa Ray, Recording Secretary

Anne Kramer  
 Andrea Lavin Kossis  
 Jack Miller

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**A. Acting Secretary Nomination**

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On motion duly moved by Ms. Burton Faulk and seconded by Ms. Deitrick, Jennifer Askey was appointed Acting Vice Chairperson of today's meeting.

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**B. Approval of Minutes**

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On motion duly moved by Ms. Deitrick and seconded by Ms. O'Neill, the minutes of the September 10, 2019 were approved.

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**C. Correspondence (See Attachment B)**

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The Commission is in receipt of the following correspondence:

- Letter from Summer Hill Citizens Committee regarding the Harpen Road Development Project.
- Letter from Stephen Pascal regarding the John Mueller Consolidation Plan.

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**D. Development Reviews (See Attachment D for staff reports.)**

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1. **Hearing and Action:** 19-FLDP-00006, 1000 Technology Drive, High Wall Signs

Ms. Kramer made a presentation in accordance with the attached staff report. Ms. Kramer recommends approval of the proposal.

JJ Patasovich of Sign Pro., Inc. presented plans on behalf of the property owner Hitachi Rail STS USA Inc., for the installation of two high wall signs at 1000 Technology Drive. The proposal is for two internally illuminated signs 163 square feet each. One will be located on the southern side facing the Mon River of the building and the second on the northern side of the building facing 2<sup>nd</sup> Avenue. The applicant had a meeting with Oakland Planning and Development on July 31 and no issues were raised. No variance was required for this signage. They will appear black during the day and white at night.

The Chairwoman called for comments from the Public.

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

There being no more questions or comments from the Commissioners, the Chairwoman called for the motion.

Ms. Deitrick asked if it would just be on the East Side,

The applicant stated yes.

**MOTION:** That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan (FLDP) No. 19-FLDP-00006, for two high wall signs on the building located at 1000 Technology Drive, in accordance with the application and drawings submitted by Sign Pro, Inc., on behalf of the HITACHI RAIL STS USA INC, property owner, with the following conditions:

1. The applicant must submit to the Zoning Administrator in writing that it will operate within the current zoning code lighting standards, not to exceed a luminance of two thousand five hundred (2,500) nits during daylight hours, between sunrise and sunset, and not to exceed a luminance of two hundred fifty (250) nits at all other times; and
2. The flood plain application shall be approved by City Planning prior to issuance of an application for a building permit.

**MOVED BY:** Ms. Deitrick

**SECONDED BY:** Ms. Askey

**IN FAVOR:** Mondor, Burton-Faulk, Askey, Dick, Dietrick

Ms. O'Neill abstained.

**OPPOSED:** NONE

### **MOTION CARRIED**

2. **Hearing and Action:** PDP-17-180, Extension of Condition of Approval for 110 9<sup>th</sup> Street.

Ms. Rakus made presentation in accordance with the attached staff report. Ms. Rakus recommends approval of the proposal.

Brooks Robinson presented plans on behalf of the Pittsburgh Cultural Trust for demolition of the existing 6-story structure at 110 9<sup>th</sup> Street. Mr. Robinsons stated that they are seeking an extension of the interim use of the land at 110 9<sup>th</sup> Street the Duff's Building once it is demolished. They received approval for demolition but had to have an interim plan in place by September 30, 2019. He showed a map of the area.

They are currently working with the Pittsburgh Parking Authority to exchange small parcels to enhance the Trust's 8<sup>th</sup> street block masterplan and enhance the new garage. He stated that they are very close to finalizing a land exchange agreement and will see the commission's approval for a subdivision plan.

Demolition Cooperation agreement was established and both parties will use the same demolition contractor. Demolition of the garage is underway and the Duff's building's permit for demolition is currently under review.

The new garage work will be from April 2020 through mid-year of 2021. The Duff's property will be used as a temporary staging area. Therefore, they are seeking approval for interim use for the Duff's property for authority's new garage staging area. If no development is established for the Duff's property at the completion of the garage, the trust will install a temporary art installation for public use as part of the parks and recreation use application.

The Chairwoman called for comments from the Public.

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

Ms. Mondor asked if they would be back to the Commission in September of 2020. How will they know where they are at that time?

Mr. Robinson said they would give an update at that time.

There being no more questions or comments from the Commissioners, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. 17-180, for the demolition of the existing structure at 110 9<sup>th</sup> Street based on the application filed by the Pittsburgh Cultural Trust, property owner, with the following conditions:

1. The applicant shall return to the Planning Commission with a plan for interim use for 110 9<sup>th</sup> Street by September 30, 2020.

MOVED BY: Ms. Burton Faulk

Seconded by Ms. Dick

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick

Ms. O'Neill abstained.

OPPOSED: NONE

## MOTION CARRIED

**Items 3 and 4 are a combined presentation but separate motions.**

**3. Hearing and Action: DCP-MPZC-2019-00027, Arsenal Terminal Master Development Plan.**

Ms. Kramer made presentation in accordance with the attached staff report. Ms. Kramer recommends approval of the proposal.

Kevin McKeegan counsel for Millhaus stated that today they plan to focus on the questions raised by the Commission and recommendations made by staff have been accepted by the applicant.

Dave Hager of PVE the Engineer for the project presented information about the Willow Street extension and indicated the permanent versus the temporary green space. A temporary trail will be about 10 feet wide made of crushed aggregate material. The Storm water Management for the development will handle phase one and phase two. The system will have underground system to hold a 2-year storm event and the above ground will capture the up to a 100-year storm, which is about 5 feet deep and will drain down in 72 hours. He also showed renderings from the 40<sup>th</sup> Street Bridge of the Phase 2 streetscape and the relationship between Phase 1 and Phase 2 and views from the river and to show the pedestrian experience and reviewed the material board.

Cindy Jampool of Trans Associates reviewed the results of the parking analysis and transportation study including the new data as of March of 2019 traffic impact study indicating that there is not enough data to support another traffic signal at 30<sup>th</sup> and Butler but there will be stop signs on all driveway exits. They are taking another look at the 39<sup>th</sup> and Butler for pedestrian volume and they will continue to work with DOMI to come up with a solution.

Alex Sanders of Milhaus reviewed the breakdown of the affordable housing units based on inclusionary zoning standards. There will be 35 Inclusionary Zoning units. He also reviewed the timeline of the Community Engagement Meetings and submitted letters from Lawrenceville United and the Lawrenceville Corporation, the Mayor's office and Councilwoman Gross' office.

The Chairwoman called for comments from the Public.

Kent of the Lawrenceville Corporation/Lawrenceville United confirmed the meetings and presented their concerns with affordable housing, the park/greenspace, traffic and bus stops, historic preservation, construction management, and parking. He passed out a joint letter outlining their concerns with the project.

Bob Damewood of Regional Housing Legal Services thanked Milhaus and the Planning Commission for adding more affordable housing to the area. He stated that more developers need to duplicate Milhaus to aid to the affordable housing shortage.

Mark Fatla of the Northside Leadership Conference spoke regarding procedural concerns and that the same information presented at the briefing is not presented at the hearing and that he believes it is not a consistent legal record. He believes the public does not get ample notice of the briefings and that the commission should eliminate the preliminary briefing.

Ms. Mondor asked Mr. Layman to address the concerns raised by Mr. Fatla.

Mr. Layman stated that both the briefings and hearings are advertised and the presentation are on the City Planning website by the Thursday or Friday before the event.

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

Ms. Mondor stated that this information was not an abbreviated briefing the inclusion of material is not the same and wondered if it would benefit the public to have the same information.

Mr. Layman stated that the staff guides the applicant to present the same information in the briefing as the will in the hearing and the only changes are those that are brought up by the commissioners; there is no intent to hide anything.

Ms. O'Neill agrees that a more complete presentation and they should go through the entire presentation and address additions and corrections.

Ms. Mondor asked the commissioners if they would like to have the applicant make the full presentation again in its entirety.

The applicant stated the only things that were added were the views and the letter from Lawrenceville United. They are not trying to hide anything.

Ms. Burton Faulk stated that she feels this presentation has been thoroughly addressed.

Mr. Layman stated that the Planning Staff makes every effort to make that clear to the applicants.

Ms. O'Neil asked about the full counts for affordable housing.

Mr. Saunders said 10% of each type of unit but more on the 2-bedroom side.

Ms. O'Neill had questions for Ms. Jampool. At 40<sup>th</sup> and Foster there is a left turn prohibition signal. She also wondered about the signage blocking the intersection at 40<sup>th</sup> street.

Ms. Dick asked if there would be an audible signal.

Ms. Jampool said yes and there is no pork chop. They have worked with the City for years to find the best solution. Foster Street will not be opened up it will be to the detriment to the area. Willow Street will be connected once the County property is moved to another location. The sign can be re positioned at 40<sup>th</sup>. They will revisit the audible signal if the traffic signal warrants it.

Ms. Deitrick asked about the affordable units (IZ) 586 dwelling unit and two or IZ in Phase 1 and 2. There are only seven units out of 586 that will be for families and she hopes Milhaus can do better next time.

Ms. Mondor acknowledged the letter from Lawrenceville United and the relationship to the letter on the screen. Is the dog park public?

Mr. McKeegan said the letters are related. The dog park is for the tenants but the public will have access to it as well. During the day, it will be open at night it will be locked and they will work with the community for signage.

Ms. Mondor asked how the park works and clarify if any changes to the design of it and the first floor opens on to Willow Street. Also are there any changes based on CDAPs letter.

Mr. Hager stated that they have lightened up the stoops along the street and changed the entrance to the dog park. There will not be a lot of programming in the space it is just a green space with benches and nice paving and landscaping. There have not been many changes to the space they will continue to work with staff to make the space great.

Ms. Mondor would like to see how the residents could sit outside of their first floor units. She does not need to see it but would hope the applicant will work with staff to make it happen.

Mr. McKeegan said then will be working with Port Authority to get a bus shelter and have committed funding to help with that.

There being no more questions or comments from the Commissioners, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh APPROVES the Arsenal Terminal Master Development Plan DCP-MPZC-2019-00027 submitted by Milhaus, on behalf of the property owners, ARSENAL 201-PHASE I LLC and BUTLER & 40<sup>TH</sup> LLC, for a multi-phase development on parcels 49-E-128, 4-E-136, and 49-E-132, subject to the following conditions:

1. That any recommendations based on the Department of City Planning's Transportation Planner and the City Traffic Engineer reviews of the transportation analysis be accepted and implemented;
2. The final Master Development Plan shall incorporate revisions based on the outstanding comments from Zoning Staff.

MOVED BY: Ms. Deitrick

Seconded by Ms. O'Neill

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED: NONE

#### MOTION CARRIED

#### 4. **Hearing and Action:** 19-PDP-00009, Arsenal Terminal Phase 2, Project Development Plan

Ms. Kramer made presentation in accordance with the attached staff report. Ms. Kramer recommends approval of the proposal.

See item #3 for presentation information.

The Chairwoman called for comments from the Public.

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

There being no more questions or comments from the Commissioners, the Chairwoman called for the motion.



MOTION: That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan application, 19-PDP-00009 for a six-story, multi-residential building with integral parking, and associated site development on parcel 49-E-132, based on the application and drawings filed by was filed by Milhaus, on behalf of the property owner, BUTLER & 40TH L LLC, property owner, with the following conditions:

1. Final construction plans including site plan, elevations, and construction management plan shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit;
2. The applicant shall continue to work with staff to address outstanding open space design comments, specifically to advance the park design concept and to provide meaningful accessible routes;
3. The applicant's traffic and transportation plan shall be reviewed and approved by the City's traffic and transportation planners prior to approval of an application for a building permit and any required improvements must be addressed prior to issuance of the final Certificate of Occupancy;
4. The applicant shall continue to work with DOMI staff to execute the bike trail easements in accordance with DOMI standards; and
5. Shall continue to work with staff to ensure that the plans are updated to show compliance with 907.02.K in accordance with the letter attached to this report.

MOVED BY: Ms. O'Neill

Seconded by Ms. Burton Faulk

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED: NONE

### MOTION CARRIED

Ms. Mondor asked for a two-minute recess while the room clears.

Ms. Burton Faulk left the meeting.

### 5. **Hearing and Action:** DCR-ZDR-2019-02113, Harpen Road, Steep Slopes Review

Ms. Kramer made presentation in accordance with the attached staff report. Ms. Kramer recommends approval of the proposal.

Ms. Burton Faulk returned to the meeting.

Shawn Sedor of Pitell Contracting presented on behalf of the property owners Anthony and Dean Pitell. The property is far north but in the City of Pittsburgh bordering Reserve Township.

Eighteen Single Family homes will be built on a private street to be maintained by the Homeowners Association there will be Ranch, 2-story and Garage under homes starting in the low \$300,000 range. He gave a brief history of the company. They met with the Summer Hill Residents Corporation and took their concerns and consideration and made changes. The community organizations submitted letters of support are submitted for the record.

He showed slides of the home styles and the site plans and the location of each of the eighteen homes. The site plan indicates the overlays and shows the area that will remain untouched during the construction. They will safely move the dirt into a keyway to improve the conditions of the site and they for the most part are outside of the limits of the slopes.

Mark Schmidt the Geotech Engineer staff for the project spoke about the 14 points of the steep slope and their responsibilities under the ordinance. The natural land forms the will improve the existing street extending onto Harpen Road and provide benching to build into that narrow strip on the upper and lower side of the road. If they were building a larger building or a town homes more significant grading would be required. There will only be small pockets of impervious surfaces. There will be brick to grade pouring of basements, the top of the slope will not be affected neither will the bottom. Most utilities will be inside the structure except for the small air conditioning units. Not removing much vegetation removed only were necessary. No onsite lighting other than pole and security lights on the homes. He also reviewed the native vegetation's that will be used and reviewed the drainage patterns. DOMI stated that the city did not want to adopt any additional public streets. There will be a private street so there will be no through access to Maplewood Street. They are working with the Fire Marshall and performed turning ratio will not issues. There will be a gate at the turnaround that will be keyed for emergency access only.

Shawn Sedor gave further information of the geotechnical analysis, including the storm water management plan including the maintenance schedule. He concluded by showing the site marketing plan which was shared at with the community groups at their meetings.

The Chairwoman called for comments from the Public.

James Lengel of 3814 Harpen Road spoke in opposition of the plans because he purchased the property because of the serenity there and it will not be the case now.

Diane Gatto is speaking on behalf of her daughter at 96 Maplewood stating her commitment form is not part of the packet. They are in opposition of the plan due to privacy concerns, property, traffic and construction.

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

Ms. Deitrick asked if there were any public subsidies being used in the project and what is the lowest price.

Mr. Sedor stated no and around 300 to 360 thousand.

Ms. O'Neill asked about the turning radius was it reviewed by the Fire Marshall.

Mr. Schmidt said it has been reviewed but have not yet submitted to City Planning.

Ms. O'Neill asked them to please submit it to City Planning. She also asked if there was a paper street, and does The Geotechnical Report that was done did it evaluate all of the potential homes.

Mr. Sedor said it is the sanitary easement. The report does include all the types of homes.

Ms. Mondor said the commission bases their decision on the steep slope criteria but she appreciates the public comments. Are you releasing into the separate tanks or combined.

Mr. Schmidt said they are separate and the one on Harpen Road is dedicated to sanitation.

Ms. Dick asked if it was possible to go into any more detail as to what the potential for landslides in this type of slopes.

Mr. Sedor said the slopes are minimal and the keyway will secure it more. The dirt will be redirected.

Mr. Layman addressed the requirement for steep slope applications they are required to notice all properties of the boundaries of the subject site it is done by using the counties real estate record and the city's GIS mapping system.

There being no more questions or comments from the Commissioners, the Chairwoman called for the motion.

**MOTION:** That the Planning Commission of the City of Pittsburgh APPROVES the Steep Slope Overlay Application **18-SPR-00144**, for new construction of eighteen new single-family homes and associated site work at Harpen Road and Maplewood Road, and a new private street, filed by Pitell Contracting, Inc. , on behalf of Anthony and Dean Pitell, property owners, , with the following conditions:

1. All measures recommended in the applicants' geotechnical report shall be implemented;
2. The storm water management plan shall be approved prior to the application of a building permit; and
3. The final construction plans including site plans, elevations, and landscape plan shall be reviewed and approved by the Zoning Administrator prior to the issuance of a building permit.

MOVED BY: Ms. O'Neill

Seconded by Ms. Burton Faulk

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED: NONE

**MOTION CARRIED**

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**E. Plan of Lots (See Attachment E)**

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6. Summer Hill Reserve Subdivision Plan, (3846 Harpen Road), 26<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

Ms. Mondor asked if this reflects the turning radius and would like it to be verified before it is signed.

**MOTION:** That the Summer Hill Reserve Subdivision Plan, 26<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton Faulk

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

7. John Mueller Consolidation Plan, (520 Foreland Street), 23<sup>rd</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

Bob Baumbach the Architect for John Mueller stated the end goal is to obtain occupancy for the property. They are within the zoning rights of what they set out to do. Since 1996 a nonprofit called Artist Image Resources for Art Educator and the Community. They have programs for the Community and the Youth. They would like to have commercial occupancy as prepared by the inspected for use of the 1<sup>st</sup> and 2<sup>nd</sup> floor. The owner had to go to the magistrate in regards to items not meeting the City code, they cannot address the issues until the lot is consolidated. He submitted a support letter from East Allegheny Community group in support of the consolidation.

Chris Gates of 720 Cedar Avenue spoke asking that the commission again deny this application. There was already a legal and binding vote two weeks ago. The applicant should file an appeal not re submitting the application. He submitted a written statement to support his reasons for his request.

Stephanie Russo of 517 Suissman Street spoke stating that she supports the mission of the Artist Image Resources but does not support the consolidation that may permit the playing of loud music. The second Floor of this space has been used as a concert venue, which is not permitted.

Ms. O'Neill asked if the application has changed since the last hearing and does the code bar subsequent applications.

Mr. Miller said no and it does not bar subsequent applications.

Ms. O'Neill they cannot pass judgement on the use this is only a boundary issue. The commission only looks at this on a very narrow scope.

Mr. Miller agrees.

Ms. Burton Faulk agrees.

Ms. Mondor asked the Zoning Administrator to address the uses that have come up.

Mr. Layman said the Zoning Code does have permitted uses such as public assemblies, and art studios. Enforcement would be separate from this process. The Zoning Code makes provision for use of property and that is separate and apart from this process.

Mr. Miller said there might be egress across the property line.

Mr. Layman said that there may be a violation relating to passing between the two buildings and the consolidation would allow that.

Ms. Mondor said are the allowed to hear this a second time. She stated she is sad that the owner is not present to clarify the use.

Mr. Miller stated yes they are according to the Zoning Code.

**MOTION:** That the John Mueller Consolidation Plan, 23<sup>rd</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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. Burton Faulk

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

8. 5504 Gate Lodge Way Plan, (5504 Gate Lodge Way), 15<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the 5504 Gate Lodge Way Plan, 15<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24 2019, 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. Askey

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

9. Flores Consolidation Plan (7134 Hermitage Street)13<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the Flores Consolidation Plan, 13<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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. Askey

IN FAVOR: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

10. Policicchio Plan of Lots, (317-21 Taylor Street & 321 & 323 Sapphire Way), 8<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the Policicchio Plan of Lots, 8<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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. Askey

IN FAVOR:    Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

11. Glazer Subdivision Plan, (5705-07 Callowhill Street), 11<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the Glazer Subdivision Plan, 11<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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. Askey

IN FAVOR:    Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

**MOTION CARRIED.**

12. Esperanza Consolidation Plan, (7449 Frankstown Road), 13<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.



MOTION: That the Casale Subdivision Plan, 25<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

13. Casale Subdivision Plan, (514 Jefferson Street), 25<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Casale Subdivision Plan, 25<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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: Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

OPPOSED

**MOTION CARRIED.**

14. 2500 Liberty Avenue Subdivision Plan (2500 Liberty Avenue), 2<sup>nd</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

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MOTION: That the 2500 Liberty Avenue Subdivision Plan, 2<sup>nd</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, be preliminarily approved and scheduled for final approval on October 8, 2019.

MOVED BY: Ms. O'Neill                                      SECONDED BY:                      Ms. Askey

IN FAVOR:     Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

**MOTION CARRIED.**

15. 1408 Lager Street Plan (1408 Lager Street), 24<sup>th</sup> Ward

Mr. Miller made presentation in accordance with the attached staff report. Acting Director Dash agrees with the subdivision committee and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Lager Street Plan, 24<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 24, 2019, 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. Askey

IN FAVOR:     Mondor, Burton-Faulk, Askey, Dick, Dietrick, O'Neill

**MOTION CARRIED.**

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**F.     Director's Report**

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No report.

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**G.     Adjournment**

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Motion to adjourn made by Ms. Burton Faulk, and seconded by Ms. Askey. The Meeting adjourned at (4:35 pm)

Approved by:                                      Jennifer Askey, Acting Secretary

**Disclaimer**

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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.

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