



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Meeting Summary

Meeting Date/Time: May 3, 2022
6:30 pm

Location: Pittsburgh Glass Center

<p>Committee Members:</p> <p>Chair: Tom Youngs</p> <p>Vice Chair: Emily George</p> <p>Board Member Representative: Joe Mattis</p> <p>Community Representatives: Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan</p>	<p>Attendees:</p> <p>Chair: Tom Youngs</p> <p>Vice Chair: Emily George</p> <p>Board Member Representative: Joe Mattis</p> <p>Community Representatives: John Axtell and Tom Hritz</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>Timothy Raufer Director of Construction Services Open Hand Ministries</p>	<p>Tim described the mission and workings of Open Hand Ministries as they pertain to family development, community building, and neighborhood rehabilitation in East Liberty and Garfield.</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ No ZBA decision for Whole Foods signage as of 4/14 (DCP-ZDR-2021-14895) ○ Park DAM with the Village Collaborative (RCO) on 4/18. Now DPW to attend Art Commission for review. ○ City hopes to begin park construction late 2022 ○ Feedback from near neighbors? (John) • Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> ○ No ZBA decision as of 4/14 (DCP-ZDR-2021-10611) ○ FCG BOD approved letter of support 4/13 	<ul style="list-style-type: none"> • Post-meeting: Sign variances approved as of 4/25. • John and Jennifer attended the DAM. The plan for the park looks nice. The near neighbors contributed to the design of the park through a public engagement process. • The Village is a new RCO representing the area near Enright Park. • Post-meeting: All variances approved as of 5/3. • AI: Tom to draft FCG Letter of support. John may assist.

<ul style="list-style-type: none"> • First National Bank, Former Gulf Station location, Penn and S. Negley <ul style="list-style-type: none"> ○ DAM took place 4/26 ○ ZBA on Thursday, 6/2 at 10am ○ Committee position? • Mary's - 5128 Penn Ave (Emily) <ul style="list-style-type: none"> ○ Primary goal to set up meeting with owner to discuss liquor license expansion, plumbing, building entrances with community representatives in attendance • 302 S Atlantic permitting issues <ul style="list-style-type: none"> ○ May discuss with owner of Mary's • Baumhaus 2 (5546 Baum Blvd) <ul style="list-style-type: none"> ○ John drafted amendment codifying Mike Gornick's parking penalty scheme ○ Committee declined offer for FCG to handle payments to residents ○ Planning Commission hearing 5/3 at 2pm (DCP-ZDR-2019-08238) • Proposed daycare at 5152 Penn Avenue (Emily) <ul style="list-style-type: none"> ○ 2/3 ZBA decision: approved 1 offsite parking spot (DCP-ZDR-2021-10628) 	<ul style="list-style-type: none"> • Committee would like to have same position as BGC on the bank. The bank wants to put in a drive through. • AI: John to discuss next steps with Rick Swartz about requesting redesign of drive through. • Owner may need to replace sewer line to Coral. • AI: Emily to reach out to Rick Swartz. • The dumpster outside the house is has been removed. • Housing court code citation 5/26 (docket #MJ-05231-NT-0000328-2021) for the back porch. • MOU signed by Sara Delucia, FCG President. • Today's hearing went well. Committee received a thank you note from Mike Gornick. • <i>Will be moved to Not Actively Tracked Projects.</i> • Committee to watch/wait • <i>Will be moved to Not Actively Tracked Projects.</i>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Jennifer to be primary ○ Need secondary FCG representative • 352 Stratford <ul style="list-style-type: none"> ○ PLI waiting for rental registry • Children's Home HVAC noises, 5324 Penn Ave <ul style="list-style-type: none"> ○ Magistrate hearing continued to 5/12 (docket # MJ-05231-NT-0000404-2021) • BDC neighborhood plan involving Friendship <ul style="list-style-type: none"> ○ Status • Bloomfield - Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> ○ City Council unanimously approved • 240 S. Graham parking lot construction <ul style="list-style-type: none"> ○ From Building Eye: "March 10, 2022 - Perform Investigation -Issue 	<ul style="list-style-type: none"> • No updates. • <i>Will be moved to Not Actively Tracked Projects.</i> • No updates. • No public updates. • Zoning legislation signed by Mayor Gainey. • <i>Will be moved to Not Actively Tracked Projects.</i> • No updates. Joe to keep an eye on it.

<p>Criminal Complaint DCP-ZDR-2022-01693 Application has been made, no work has been done to acquire approvals and permits; continue to court.”</p> <ul style="list-style-type: none"> • Hertz signage (Tom) <ul style="list-style-type: none"> ○ ZBA on 5/12 9:20am (DCP-ZDR-2022-00348) ○ Per application, request is to replace and reface signage • 5G cell phone towers <ul style="list-style-type: none"> ○ 3/8/22, Michael J. Salem, Right of Way Manager at DOMI, requested address of loud 5G box to report to Verizon to fix. Tom provided address of Coral and S. Aiken. • Concern with parking lot behind house at 425 S Winebiddle St <ul style="list-style-type: none"> ○ Emily and John to collaborate on a letter to Sarah Kinter to discuss circumstantial evidence of illegal parking 	<ul style="list-style-type: none"> • Ground sign to be retrofitted for LED lighting. • Signage likely to be approached • No updates. • <i>Will be moved to Not Actively Tracked Projects.</i> • AI: John to reach out to near neighbors to see if illegal lot is causing concern.
<p>New</p> <ul style="list-style-type: none"> • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ○ PARC Meetings restarting in person at BGC Activity Center (113 N Pacific Ave) <ul style="list-style-type: none"> ▪ May 5th 11:00AM ▪ August 4th 11:00AM ▪ November 3rd 11:00AM • New city regulation of Accessory Short Term Rental properties (Airbnbs) • Standing virtual meeting with Councilwoman Gross. Options: <ul style="list-style-type: none"> ○ 1st Mondays at 1:00 ○ 3rd Mondays before 2:00 ○ 4th Mondays at 11:00 • Potential amendments to FCG RCO application • Rental registry • Summer in person meetings: June/July/August the Committee cannot use 	<ul style="list-style-type: none"> • Jennifer to attend the 5/5 meeting • Committee to watch and wait • AI: Emily to ask Sara Delucia which meeting time would work best. • Committee to vote next month on expanding RCO boundaries to Centre Ave • Should the committee advocate for city to add a garbage item to the rental agreement checklist to ensure buildings with multiple units have appropriate sanitation? • AI: Tom to ask Sarah Kinter about details for registry. • June: John’s property (233 S Pacific) • July meeting: moved to July 12

<p>the PGC. John Axtell's garage?</p> <ul style="list-style-type: none"> • FCG DAM SOP development 	<ul style="list-style-type: none"> • AI: Tom to reach out to Chrisarah Johnson as a potential presenter for the July meeting. • July meeting rescheduled for 7/12 • No updates.
<p>2022 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ Building inspectors ○ Members of City Council ○ Member of new City administration such as community liaison and community relations ○ Absentee landlord representative such as JJ Land 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 5222 Penn Ave renovations • Montana Building on Penn Avenue - renovations • West Penn Hospital Institutional Master Plan • Discussion of "house flippers" in Friendship <ul style="list-style-type: none"> ○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers • New tax abatement programs <ul style="list-style-type: none"> ○ Jennifer - month? • 5226 Penn Ave • Goodblend • Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ Develop a new strategic plan / community plan ○ Incorporate consideration of expansion of RCO boundaries ○ Incorporate possible development of "Penn Avenue overlay" ○ Include possibility of neighborhood zoning changes? • Penn and Negley Intersection Issue • 440 S. Aiken 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount • Signage at The Junction • Committee voted by email in early October 2021 to support zoning amendment codes to <ul style="list-style-type: none"> ○ Not permit drive thru facilities in most zoning areas of the City (supported) ○ Change restaurant parking requirement (supported) ○ Change certain residential setbacks in regard to on-site parking (not supported) • North Negley Residences - B'nai Israel • Howard Hanna Shadyside Office, 5501 Baum Boulevard • 200 Stratford <ul style="list-style-type: none"> ○ Lewis Kwett will watch • Albright Church • Perk and Brew deck construction <ul style="list-style-type: none"> ○ 2/11/22 meeting, Tom and John met with owner Nick Redondo • Aldi - Baum Boulevard • Property at Roup and Baum - John O'Dell is considering building as he contacted a Friendship resident
<p>List of Requests for City Planning:</p>	

<ul style="list-style-type: none"> • Do other cities have this process where signage is reviewed only after initial plans are approved? Results in buildings being designed to force signage to be in the public right-of-way (ex: Whole Foods, Hyatt) • Post results of zoning decisions publicly 	
<p>Next Meeting (first Tuesday of the month)</p> <p>June 7, 2022, Location: 233 S Pacific (Even month, Committee members only)</p> <p>July 12, 2022, Location TBD (Odd month, public meeting)</p>	
<p>Abbreviations</p> <p>BCI – Baum-Center Initiative BDC – Bloomfield Development Corporation BGC – Bloomfield-Garfield Corporation BOD – Board of Directors DAM – Development Activities Meeting DOMI – Department of Infrastructure and Mobility DPW – Department of Public Works ELDI – East Liberty Development, Inc.</p>	<p>Abbreviations, continued</p> <p>FCG – Friendship Community Group IZOD – Inclusionary Zoning Overlay District MOU – Memorandum of Understanding PLCB – Pennsylvania Liquor Control Board RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee</p>