



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Meeting Summary

Meeting Date/Time: September 6, 2022
6:30 pm

Location: Pittsburgh Glass Center

<p>Committee Members: Chair: Emily George Vice Chair: Tom Youngs Board Member Representative: Joe Mattis Community Representatives: Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan</p>	<p>Committee Members: Chair: Emily George Vice Chair: Tom Youngs Board Member Representative: Joe Mattis Community Representatives: Barbara Adams, John Axtell, Tom Hritz, Brian Sullivan, Mike Dolan, Jim Malone, Ken Stiles</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>City Staff: Emily Bourne (DOMI Communications Manager) and Chrisarah Johnson (Neighborhood Community Liaison)</p>	<p>Emily and Chrisarah introduced themselves. Emily described her position and methods to effectively interact with DOMI.</p> <p>New municipal traffic engineer: Mike Maloch michael.maloch@pittsburghpa.gov</p> <p>Nearby DOMI Projects: Penn Ave reconstruction, Aiken Connector, Ellsworth complete streets, Penn Circle reconstruction (East Liberty)</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ \$400,000 discrepancy between promised city spending (\$1.7m) and current park budget (\$1.3m) (Jennifer) ○ Eva St opened yet? ○ Construction FA22-SP23, Open FA23 • 5128 Penn Ave - Mary's (Emily) <ul style="list-style-type: none"> ○ Potential opening mid-/late Oct ○ BDC/BGC/FCG meeting • 302 S Atlantic - Permitting issues <ul style="list-style-type: none"> ○ Magistrate hearing on 8/11 (docket # MJ-05231-NT-0000328-2021) ○ Guilty: Fined \$293 • 5138 Penn Ave - New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ R. Swartz met with Pablas 	<ul style="list-style-type: none"> • AI: Jennifer to continue investigating spending discrepancy • Eva St is open. • Meeting was successful and the owner is open to signing an MOU • BGC staff to draft MOU • Owner may now fix porch built larger than plans approved by ZBA • Committee to watch • AI: John to arrange informal meeting with Pabla family

<ul style="list-style-type: none"> • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ◦ CHP appealing, HVAC noises case escalated to Court of Common Pleas (docket # CP-02-SA-0000686-2022) ◦ CPP Hearing scheduled 11/8 ◦ former St. Lawrence O’Toole property • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ◦ Construction to start in Dec 2022 ◦ Neighbor liaison process • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ◦ Engage PGH: https://engage.pittsburghpa.gov/penn-avenue-phase-2 	<ul style="list-style-type: none"> • Court of Common Pleas judge: Thomas Flaherty • New development at St. Lawrence O’Toole will require Institutional Master Plan • AI: Emily to follow up with Heather about sending out email updates to near neighbors after PGC’s 9/7 BOD meeting • S Evaline to S Graham street • Final design starting. Will take 12-18 months. • EngagePGH page to be updated in about a month • Need to remove trolley tracks to replace substrate below road • Construction to start spring 2024 • Next BGC meeting in Nov with advisory committee
<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 • 240 S. Graham parking lot construction <ul style="list-style-type: none"> ◦ Variance request (DCP-ZDR-2022-01693) ◦ South Atlantic Inc appealing, case escalated to Court of Common Pleas (docket # CP-02-SA-0000974-2022) ◦ CCP hearing scheduled for 9/13 ◦ Other parking lots behind houses on S. Graham • 425 S Winebiddle St – Parking lot <ul style="list-style-type: none"> ◦ PLI reissued citation 6/22 & 7/22 • Neighborway yield signs <ul style="list-style-type: none"> ◦ Feedback email (Brian) 	<ul style="list-style-type: none"> • No updates • Committee to await outcome of Common Pleas hearing • AI: Emily to inquire if new violation can count as third “strike” • AI: Emily to request meeting with Sarah and inspector • AI: Brian to email Emily Bourne about inconsistent markings on the pavement not to code • AI: Brian to email Officer Viznansky about ticketing non-moving vehicle violations on Neighborway
<p>New</p> <ul style="list-style-type: none"> • BGC/FCG meeting 9/8 at 11:30 • Expanding FCG’s boundaries <ul style="list-style-type: none"> ◦ Tom and Emily to present potential amendments to FCG bylaws to BOD ◦ New issues to pay attention to • Standing virtual meeting with Councilwoman Gross: 3rd Mondays at 12pm <ul style="list-style-type: none"> ◦ Recap/comments? 	<ul style="list-style-type: none"> • John drafted agenda • Update: updating bylaws requires a community meetings. Tom and Emily to present at the October Community Meeting • AI: Tom and Emily to look into updating the RCO application • Discussion about the Montessori School Playpark

<ul style="list-style-type: none"> • 5401 Penn Ave – former Penn Aiken Dairy • FCG DAM SOP development 	<ul style="list-style-type: none"> • Permit for addition/alteration acquired. • AI: Committee to ask Rick Swartz of BGC. • Post-meeting: Per Rick S the son of the original owner of the Penn Aiken Dairy is subdividing the commercial space into smaller commercial spaces for new retail tenants. Will charge market rate.
<p>2022 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Members of City Council ○ Member of new City administration such as community liaison/relations ○ Absentee landlord representative such as JJ Land 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 440 S. Aiken • 5501 Baum Blvd – Howard Hanna Shadyside • 5502 Baum Blvd – Goodblend • 5546 Baum Blvd – Baumhaus II • 5623 Baum Blvd – John O’Dell development • 5634 Baum Blvd – Hertz • 301 S Fairmount – Trash issues • 486 S Graham – Albright Church • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew deck construction • 5152 Penn Ave – Proposed daycare • 5228 Penn Ave – Henry Simmons Art galleries • 5456 Penn Ave – Montana bldg renovations • 5525 Penn Ave – First National Bank • Penn/Negley Intersection • 327 N Negley Ave – B’nai Israel development • 200 Stratford Ave – unpermitted apartment • 352 Stratford Ave • 5G cell phone towers 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 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) • City legislation <ul style="list-style-type: none"> ○ Polish Hill/Bloomfield IZOD ○ Residential rental registry ○ Short term rental (Airbnb) regulation • 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 (Jennifer)
<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>October 4, 2022, Location: Pittsburgh Glass Center (Even month, Committee members only)</p> <p>November 1, 2022, Pittsburgh Glass Center (Odd</p>	

month, public meeting)	
<p>Abbreviations</p> <p>AI – Action Item 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</p>	<p>Abbreviations, continued</p> <p>ELDI – East Liberty Development, Inc. FCG – Friendship Community Group IZOD – Inclusionary Zoning Overlay District MOU – Memorandum of Understanding PLCB – Pennsylvania Liquor Control Board PLI – (Department of) Permits, Licenses, and Inspections RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee</p>