



Meeting Date/Time: June 13, 2023, 7:00 pm
 Location: Earthen Vessels Outreach
 250 S. Pacific Ave, Pittsburgh

Friendship Community Group Zoning and Development Committee Meeting Summary

<p>Committee Members: Chair: Emily George Board Member Representatives: Chad Burton, Denise Mianzo, Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p>In Attendance: Chair: Emily George Board Member Representatives: Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Joe Mattis, Tom Youngs</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ https://engage.pittsburghpa.gov/enright ○ Planning request # DCP-ZCP-2022-12524 ○ Sallyann Kluz letter to DCP (Jennifer) ○ FCG BOD formal letter supporting park plan? • 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> ○ ZDC to make contact with tenants • 460 S Graham – City of Bridges School <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2022-14126 ○ Special exception hearing required ○ DAM required? • 5128 Penn Ave – Mary's <ul style="list-style-type: none"> ○ MOU with BGC? (In Sara's court) ○ FCG meeting with Laura ○ Magistrate's hearing on 6/1 • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ MOU timeline? • 5300 Penn Ave – McCabe Bros Funeral Home <ul style="list-style-type: none"> ○ Review with BGC-FCG joint committee 	<ul style="list-style-type: none"> • BOD was in favor of supporting the park plan. • Park plan already approved by Planning Commission, so Committee to submit a thank you note to Andrea Ketzel. • AI: Jennifer to send bullet points to John for thank you note. • AI: John to assist Jennifer with letter to city re Penn Plaza phase II. • Committee can make contact to explain Baum Grove, share neighborhood contacts, build a relationship • AI: Abby to draft letter of welcome/introduction with Sara • City will advise whether the development requires a DAM • Thanks to Jennifer for attending the magistrate's hearing! • Tentative magistrate's hearing 8/3 if permits not fixed • AI: Emily to work with Sara on meeting with Laura • Committee will review with BGC-FCG joint committee and potentially draft MOU bullets with joint committee • AI: Emily will send letter of thank you for serving the community, invitation to contact ZDC when they are thinking of selling. Emily will be the contact person. • Committee will review with BGC-FCG joint

<ul style="list-style-type: none"> • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 7/11 CCP (docket # CP-02-SA-0000686-2022) ○ PLI onsite meeting in May. Results? ○ former St. Lawrence O’Toole property • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ○ Updates? • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ○ engage.pittsburghpa.gov/penn-avenue-phase-2 ○ Construction to start 2025 per EngagePGH ○ Upcoming meetings? 	<p>committee</p> <ul style="list-style-type: none"> • AI: Emily to create joining committee document MOU for Rick/Sara to sign • Awaiting response from Sarah Kinter (PLI)/Office of Neighborhood Service • Email from Kristin Hughes that sound is bad again • Discuss with BGC-FCG joint committee • Progress continuing seemingly smoothly • Heather keeping the neighborhood up to date • AI: Tom to ask Heather about workers at the Horoscope Lounge • AI: Emily to follow up with Carlee at BGC about future meeting dates
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) updates (meetings 3rd Tuesday of each month) <ul style="list-style-type: none"> ○ Jennifer and Tom are ZDC representatives ○ Working group to re-envision BCI • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ○ ZBA approved 7 units, but no updated certificate of occupancy ○ Stop Work Order on 5/12 • 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> ○ Stop Work Order, awaiting 3rd citation ○ Zoning request #DCP-ZDR-2023-03999 • 240 S Graham St – Parking lot <ul style="list-style-type: none"> ○ Variance request (DCP-ZDR-2022-01693) ○ South Atlantic Inc CCP hearing on 7/11 (docket # CP-02-SA-0000974-2022) ○ Other parking lots behind houses on S. Graham • 4401 Penn Ave – UPMC Children’s signage <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2023-00765 ○ Discussed at May FCG BOD meeting? • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ Updates? • Standing virtual meetings with Councilwoman Gross: 3rd Mondays at 12pm • FCG DAM SOP development 	<ul style="list-style-type: none"> • May meeting cancelled • AI: John to draft email for Corey Layman concerning all issues and that to update Certificate of Occupancy, there will need a new zoning hearing due to lapse of prior zoning decision • 3rd citation issued, criminal complaint issued, no docket # yet • AI: Emily to submit 311 request about cars parked in the illegal parking lot • AI: Emily to email Christina Howell • AI: Jennifer to ask Rick if he heard anything from Brian Gallagher • AI: Jennifer to inform Brian Gallagher Committee to commence 311 campaign • AI: Emily to reschedule with James Murray
<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) 	
<p>New</p> <ul style="list-style-type: none"> New neighborhood planner for Bloomfield, East Liberty, Friendship, Garfield, Highland Park, Larimar, Morningside, and Stanton Heights: Keith Portugal BGC-FCG Joint Review July ZDC meeting August ZDC meeting 	<ul style="list-style-type: none"> Welcome to the planning position. Will invite to be our July presenter. Potential meeting July 5 at 5pm at BGC July 5 at 6:30 – location TBD <ul style="list-style-type: none"> Post-meeting: Earthen Vessels Outreach confirmed venue August 8 at 7 – location TBD
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> New traffic engineer Building inspectors Absentee landlord representative 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> 440 S Aiken 525 S Aiken Ave – Apartment development 302 S Atlantic – Permitting issues 5501 Baum Blvd – Howard Hanna Shadyside 5502 Baum Blvd – Goodblend 5546 Baum Blvd – Baumhaus II 5623 Baum Blvd – John O’Dell development 5631 Baum Blvd – Aldi 5634 Baum Blvd – Hertz 414 S Evaline St – two-unit variance 4800 Friendship Ave – West Penn Hospital 486 S Graham – Albright Church/Arch Masonry 5173 Liberty Ave – Art gallery 5207 Liberty Ave – The Junction signage 300 S Pacific – Perk & Brew (new deck?) 5152 Penn Ave – Each One Teach One daycare 5228 Penn Ave – Henry Simmons Art gallery 5401 Penn Ave – former Penn Aiken Dairy 5456 Penn Ave – Montana bldg renovations 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> 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 425 S Winebiddle St – Residential development 5G cell phone towers 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>Next Meetings (first Tuesday of the month)</p> <p>July 5, 2023, Location: Earthen Vessels Outreach</p> <ul style="list-style-type: none"> Odd month, public meeting <p>August 8, 2023, Location: TBD</p> <ul style="list-style-type: none"> Even month, Committee members only 	
<p>Abbreviations</p> <p>AI – Action Item BCI – Baum-Center Initiative BDC – Bloomfield Development Corporation BGC – Bloomfield-Garfield Corporation BOD – Board of Directors</p>	<p>Abbreviations, continued</p> <p>ELDI – East Liberty Development, Inc. FCG – Friendship Community Group IZOD – Inclusionary Zoning Overlay District</p>

DAM - Development Activities Meeting DCP - Department of City Planning DOMI - Department of Mobility and Infrastructure DPW - Department of Public Works	MOU - Memorandum of Understanding PLCB - Pennsylvania Liquor Control Board PLI - (Dept of) Permits, Licenses, and Inspections RCO - Registered Community Organization ZBA - Zoning Board of Adjustment ZDC - Zoning and Development Committee
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