



**PLANNING COMMISSION MEETING  
AGENDA  
JUNE 26, 2025  
7:30 PM**

The meeting will be held in the **Penn Hills Municipal Building, Council Chambers, 102 Duff Road, Pittsburgh, PA 15235**, to consider the following:

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES – MARCH 27, 2025**

**SITE PLAN # 546: 2ND MODIFICATION REQUEST**

1. The applicant, Victor Rodriguez of Northwood Commons, LLC., 100 West Station Square Drive, Suite 350, Pittsburgh., PA owner of the property located on Penn Pleasant Drive, is requesting a 2<sup>nd</sup> modification to the previously approved Site Plan #546 for the phase one portion of a multifamily development. The applicant is requesting that a portion of condition #1 of the Planning Commission decision approved at the 10/26/23 meeting be removed. The approved condition states the following: "The applicant shall submit a performance bond to the Municipality at the end of phase 1 construction that is 110% of the cost of the construction of the remaining extension of Penn Pleasant Drive that will include the construction of the cul-de-sac and will be constructed during phase 2 of the Northwood Commons Project. The bond shall be submitted prior to the issuance of the occupancy permits for the apartments constructed during phase 1." The applicant is asking that the bond not be required for the construction of the cul-de-sac. The Zoning Classification is R-5, Multi-Family Residential and the lot and block numbers are 537-M-87 and 536-R-241. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 of 2019 apply.

**DISCUSSION:**

1. The Municipality of Penn Hills has prepared its Five-Year Consolidated Plan and Annual Action Plan. This is the second public hearing, and the purpose of this public hearing is to present the Municipality of Penn Hills' FY 2025 Annual Action Plan for the use of Community Development Block Grant (CDBG) Program funds, the HOME Investment Partnership Program funds (HOME) and the Five-Year Consolidated Plan. The Municipality has prepared its FY 2025 Annual Action Plan Budget in the amount of \$742,778.00 based on the HUD CDBG allocation of \$707,778.00 and \$35,000 in anticipated program income. The Municipality is a member of the Allegheny County HOME consortium and estimates a FY 2025 annual allocation of \$113,373.00 in HOME funds. The FY Five-Year Consolidated Plan 2025 Annual Action Plan will be submitted to HUD on or before August 15, 2025, unless the date of approval and submission is amended by HUD.

**ADJOURNMENT**

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, require accommodations to participate in the proceedings, are requested to call 412-342-1174, 48 hours prior to the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.