

BOROUGH OF BRIDGEVILLE

PLANNING COMMISSION

Meeting Minutes

January 25, 2021 – 7:30PM

Meeting was held virtually on www.zoom.us and called to order at 7:30PM by Mr. Livingston.

Present included: Dale Livingston, Justine Cimarolli, Michael Tolmer, Tim Nath and Joseph Kauer, Borough Manager / Zoning Officer

Absent: Larry Lennon

Annual Reorganization of Planning Commission

- Nomination and Election of Chairman

Mr. Livingston nominated Ms. Cimarolli, she accepted with the support of the Commission when she may need help, all agreed.

Ms. Cimarolli nominated Mr. Nath, he declined.

Vote was taken to elect Ms. Cimarolli as the Chairwoman, she was unanimously elected.

- Nomination and Election of Vice Chairman

Ms. Cimarolli nominated Mr. Nath, he accepted.

Vote was taken to elect Mr. Nath as Vice Chairman; he was unanimously elected.

- Nomination and Election of Secretary

Mr. Livingston nominated Mr. Tolmer, he accepted.

Vote was taken to elect Mr. Tolmer as Secretary; he was unanimously elected.

Adoption of Meeting Minutes:

- Motion to accept the December 7, 2020 meeting minutes was made by Mr. Nath, seconded by Ms. Cimarolli; motion carried unanimously.

New Business:

1. **Subdivision Application, Commercial Street Plan of Lots**, submitted by IES, Inc., at 368 Commercial Street, proposing the subdivision of parcel 255-G-255 into two lots. Property is located within the Industrial Zoning District. The plan and application have been reviewed by the Borough Engineer and a comment letter, that as submitted, notes the plan will conform to the Bridgeville Zoning Ordinance (Chapter 27) and Subdivision and Land Development Ordinance (Chapter 22) pending the completion and approval by the DEP of a Sewage Planning Module.

Mr. Tolmer questioned if all the Engineer's comments and concerns were addressed? The Borough Manager replied yes and a second plan review letter from the Engineer has been received.

Mr. Livingston questioned the Sewage Planning Module process. Manager Kauer explained that the applicant is currently working on this. It will determine if the Borough's sanitary sewer system has the capacity to take the additional flow from any new development on this parcel.

A motion to recommend approval to Borough Council contingent the applicant completes and secures DEP approval of a Sewage Planning Module was made by Mr. Nath, seconded by Mr. Tolmer; motion carried unanimously.

- 2. Conditional Use Application, 621 McLaughlin Run Road**, submitted by Antonio Carosella of Fully Cocked Ammo, LLC for the property located at 621 McLaughlin Run Road within the Mixed-Use Zoning District. Operating under another permitted conditional use as Pittsburgh Powder Coating, the applicant proposes a second business operation at this location operating a Light Manufacturing operation within the same building, which is also a conditional use subject to section 903.23 of the Zoning Ordinance. The Light Manufacturing operation proposed includes the reloading and retail sales of ammunition. The application and plan have been reviewed by the Borough Engineer; a comment letter has been received from him noting that all requirements in section 903.23 have been addressed by the applicant.

Mr. Nath questioned if the operation proposed is more than light manufacturing? Borough Solicitor, Tom McDermott stated that the Zoning Ordinance does allow Light Manufacturing in this district via a Conditional Use Permit. The applicant would have to show that his small operation can meet the definition of light manufacturing and prove that it will not create a fire hazard or endanger the neighborhood. As submitted, it is eligible to be considered through the Conditional Use process.

Mr. Tolmer stated that we have a similar operation in town that sells ammunition. Mr. Carosella stated that his process will make new ammunitions on a small press reloading shells. He stated that he is applying for a Federal Firearms License through the Federal Bureau of Alcohol, Tobacco and Firearms (ATF) for the manufacturing and sale of ammunition. Regarding his proposed operations, he stated that gun power will be stored in a fire / exposition proof safe and that he will have small quantities on site.

Mr. Livingston questioned the amount of gun powder proposed. Mr. Carosella replied 20-30 pounds at any time.

Ms. Cimarolli stated that according to the ATF's website, storage of powder should not be in a gun safe. Mr. Carosella stated that he will be meeting with the ATF and will abide to their standards.

Mr. Livingston questioned how many different types of powder will you have on site? The applicant responded 2-3 different types. Mr. Livingston asked the applicant to explain his proposed process for the manufacturing. Mr. Carosella explained how the single press operation works.

Mr. Nath questioned how the retail sales are proposed? Mr. Carosella explained that his sales will be made via online transactions and will not have any signage posted.

Solicitor McDermott stated that per the Ordinance, the business will have to provide an inventory of explosive or hazardous materials. He added that the Borough's Fire Marshall can do inspections of the facility. Ms. Cimarolli questioned do we accept his inventory on his good faith? The Solicitor replied yes unless there are reasons to believe otherwise. Mr. Livingston questioned is there a process in place now to inspect? Mr. Nath stated that the Police and Fire Departments' need to be aware of this business operation.

Ms. Cimarolli questioned what types of security will be in place. Applicant explained his systems in place.

Mr. Livingston questioned if the building is sprinklered. Mr. Carosella replied no, but stated he has fire extinguishers.

Ms. Cimarolli stated that the Powder Coating operation will be on the first floor with the ammunition business on the second floor, is there concern about explosion or hazard resulting from either operation? The applicant said no.

Mr. Nath requested that all production materials be stored in a secure safe and that he makes his inventories easily available.

Solicitor McDermott stated that the Conditional Use process requires a Public Hearing before Borough Council. It will require two weeks of public advertising. The earliest this application could be considered by Borough Council is the March 8, 2021 meeting.

Mr. Livingston stated that we need to think of necessary conditions. He commented that the ATF is very thorough and does not want to duplicate any of their work. Mr. Tolmer stated that he has no concerns with voting on this matter tonight. Ms. Cimarolli stated that she would like more time to get her thoughts together and review ATF recommendations. She suggested tabling the application until the February meeting.

Motion by Ms. Cimarolli, seconded by Mr. Nath to table this application until the February 22nd meeting.

Old Business:

- **2005 Comprehensive Plan Review / table discussion items:**

Mr. Livingston stated that work with the Comprehensive Plan is moving forward.

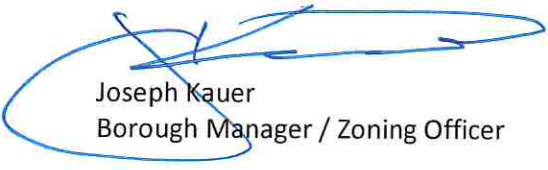
Manager Kauer stated that proposals for the Comprehensive Plan Project are due early February. He stated that we will be reviewing proposals and seeking grant funding for the project in the next couple of months. The Manager also reported that we will know the status of our grant application to complete the Active Transportation Plan by the end of February. He also shared with Council that new welcome signs have been ordered and will be installed at five gateways this spring.

Mr. Livingston pointed out that Code Enforcement work in the Borough has been very active and is making progress.

Public Comment: none.

Motion to adjourn was made by Mr. Tolmer, seconded by Mr. Nath; meeting adjourned at 8:35PM.

Respectfully submitted,



Joseph Kauer
Borough Manager / Zoning Officer