

BOROUGH OF BRIDGEVILLE

PLANNING COMMISSION

Meeting Minutes

February 22, 2021 – 7:30PM

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

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

Absent: Larry Lennon and Justine Cimarolli

Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS: None.

ADOPTION OF MINUTES:

- **January 25, 2021**

Motion to adopt the January 25, 2021 meeting minutes with the correction of a spelling error was made by Mr. Livingston, seconded by Mr. Tolmer; motion carried unanimously.

NEW BUSINESS: None.

OLD BUSINESS:

1. **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. *(Tabled in January, Council has scheduled a Public Hearing on this application for March 8, 2021, 6:30PM)*

Mr. Livingston proposed three conditions to be placed upon this Conditional Use Permit:

Condition 1 - Prior to an Occupancy Permit being issued, the Bridgeville Fire Department is permitted access to the business for the development of a structure Pre-plan, and the owner shall annually, or as needed, provide access to the Fire Department at reasonable times, without warning, during normal business hours, to update the building pre-plan.

Condition 2 - At the Fire Department's request, the Building shall be placarded in accordance with current State Fire Code and /or National Fire Protection Association (NFPA) recommendations, NFPA 704 document.

Condition 3 - Approval of the Conditional Use Permit is provided that, the owner meets all the criteria of the ordinance and meets all Federal, State, local and other regulations.

The applicant being present was explained each condition and he accepted all proposed.

Mr. Tolmer and Mr. Nath stated that they agree with and find the conditions proposed by Mr. Livingston as acceptable.

Mr. Livingston questioned Mr. Carosella on the quantities of black powder he plans on keeping at this establishment. The applicant stated that he plans to reload a couple thousand rounds of ammunition each week. Mr. Livingston questioned if ATF would limit the amount of ammunition he can process, and the applicant said that restrictions from ATF will be placed upon his business.

Motion to recommend to Borough Council the granting of this Conditional Use Permit with the three conditions in place was made by Mr. Tolmer, seconded by Mr. Livingston; motion carried unanimously.

2. Comprehensive Plan Update – 6 Proposals Received

Manager Kauer reported that six proposals have been received for the Comprehensive Plan Update Project. He stated that our next step will be to form a committee made up of Council and Planning Commission Members to review the proposals, short-list and recommend firms for interview before a firm can be selected. He also reported that he will be applying for a state grant to help fund this project. In the meantime, he asked the members of Planning Commission to read and review the proposals.

Mr. Livingston discussed tabled items from prior meetings that involved the 2005 Comprehensive Plan. He stated that he would like to see them included on future agendas so that progress can continue with these identified matters.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Mr. Livingston; meeting adjourned at 7:55PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer