

BOROUGH OF BRIDGEVILLE

PLANNING COMMISSION

Meeting Minutes

September 27, 2021 – 7:00PM

Meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on www.zoom.us. Meeting was called to order at 7:00PM by Ms. Cimarolli.

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

Absent: Tim Nath

Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS:

None.

ADOPTION OF MINUTES:

- **August 23, 2021**
Motion to adopt the August 23, 2021, meeting minutes as submitted was made by Mr. Livingston, seconded by Mr. Tolmer; motion carried unanimously.

NEW BUSINESS:

1. Lot Line Revision of Newbury Plan of Lots, 19th Revision

Ms. Cimarolli stated that before the Commission is a lot line revision to slightly increase the size of Parcel 256-G-20 and reduce the size of Parcel 256-G-30. The applicant's project is in both South Fayette Township and Bridgeville Borough and proposes the development of a car sales dealership. Plan has been reviewed by the Borough Engineer, revised by the applicant to satisfy the Borough's requirements. The Engineer has affirmed that the plan conforms to the Bridgeville Zoning Ordinance and Subdivision & Land Development Ordinance.

Eric Newhouse, Project Manager and William Price, Legal Counsel for the applicant, gave an overview of the project. They reported that the plan before the Commission is the lot line revision, and no new lots are being created. It is only being enlarged to facilitate the needs of the end user. The 35,000 square foot building will be in the South Fayette portion of the lot. Mr. Newhouse stated that the end user is a prominent electric vehicle manufacturer. He added that this lot revision and land development have already been approved by South Fayette Township.

Mr. Tolmer questioned if this lot line were not changed, would you have been before the Bridgeville Commission? Mr. Newhouse stated no.

Borough Solicitor Tom McDermott stated that what is being presented is only the lot line revision and that land development is not being presented to Bridgeville. He stated that he has discussed this plan with the Solicitor for South Fayette Township and the County Chief Assessor about the need for a Memorandum of Understanding that all taxing bodies could agree to in advance to proportionally split the taxes. He recommended that any approval be contingent upon the Borough, Township and property owner executing this Memorandum of Understanding relative to taxes.

Motion to recommend approval of the Lot Line Revision to Borough Council, with the Borough execution and release of the recording plan (mylar) subject to execution of an appropriate Memorandum of Understanding between the Borough of Bridgeville, Township of South Fayette

and the Property Owner, for the joint submission to the County Assessor, as to the agreed apportionment of land / building between the two municipalities for real estate tax assessment purposes. Motion was made by Mr. Tolmer, seconded by Mr. Livingston; motion carried unanimously.

OLD BUSINESS:

2. Comprehensive Plan – recommendation on consulting firm to be selected.

Ms. Cimarolli reported that for the past 18 months the Planning Commission, working with a joint committee of Council Members have advanced this project by circulating a Request for Proposals, vetting the six proposals received, conducting interviews and had a goal that one firm be selected to complete this planning project.

Mr. Tolmer stated that it has been an extensive search and all questions have been exhausted.

Ms. Cimarolli thanked Council and the Committee members for their work.

Mr. Livingston stated that it was a good process and is excited about moving forward.

Mr. Henderson thanked the Committee for their work.

Ms. Cimarolli made a motion to recommend to Borough Council that Mackin Engineers be selected to perform the Comprehensive Plan update project, seconded by Mr. Tolmer; motion carried unanimously.

PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS:

None.

ADJOURNMENT:

Motion to adjourn was made by Mr. Livingston, seconded by Mr. Tolmer; meeting adjourned at 7:30 PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer