

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
March 28, 2022 – 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, Dale Livingston (participated virtually), Michael Tolmer, Melissa Guiliani, Elizabeth Bellaver and Joseph Kauer, Borough Manager / Zoning Officer

Absent: None.

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

ADOPTION OF MINUTES:

- **February 28, 2022**

Motion to adopt the February 28, 2022, meeting minutes as submitted was made by Mr. Tolmer, seconded by Mrs. Bellaver; motion carried unanimously.

NEW BUSINESS:

1. Proposed Conceptual Zoning Amendments
 - a. Parking of Trailers on Streets: Ms. Cimarolli led a general discussion on this topic, the consensus was to leave the current Bridgeville regulations as-is and recommended no changes.
 - b. Residential Districts Parking Regulations: Ms. Cimarolli led a general discussion restricting the placement of off-street parking pads in front yards without connection to a garage; permitting parking pads only in the rear of properties.

Councilman Ciesielski stated that he disapproves of any such regulations. Ms. Cimarolli and Ms. Guiliani commented that having the parking pads in the front yards is changing the character of the neighborhoods, some instances adversely such as conditions on McLaughlin Run Road.

Mr. Tolmer suggested that the width of curb cuts be limited to restrict the size of parking pads in front yards and its effect to on-street parking.

Mr. Livingston questioned the ease of securing a variance should the multiple exceptions of such a regulation be not addressed? Mrs. Bellaver stated that she recently received a variance for her home's construction and that the process was fast and simple.

The Planning Commission asked the Borough Manager to get them copies of Ordinances from other municipalities regarding this matter and see how they address the placement of parking pads in their zoning regulations.

OLD BUSINESS:

1. Active Transportation Plan Update: Ms. Cimarolli reported that the consultant is currently drafting the plan and that it is expected to be completed by April 5th. She asked for a Steering Committee Meeting before our April Planning Commission Meeting so that it can be discussed then with possible consideration by Borough Council in May.

2. McLaughlin Run Flood Control Project Phase 2 (Bower Hill Rd to Baldwin St Area.): **Ms. Cimarolli tabled the topic to next month, no action was taken.**

Review of Options Proposed within Borough Engineer's Plan

- i. Option 1A: Keeps current street alignments of Bower Hill Road and Baldwin Streets, removes sidewalk on Bower Hill Rd. to widen Creek and construct levees on either side of stream. (Cost \$15 million – condemns 4 properties)
- ii. Option 2: Similar to Option 1A, but removes Baldwin Street Bridge and makes Baldwin Street a cul-de-sac. (Cost \$13.2 million – condemns 6 properties)
- iii. Option 3: Eliminates Bower Hill Road from McLaughlin Run Rd to Commercial St., routes all traffic through Baldwin Street via a roundabout at Mill St. Creates more greenspace / earthen levee - natural areas to mitigate flooding. (Cost \$16.9 million – condemns 37 properties)

PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS: None.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Mrs. Bellaver; meeting adjourned at 8:05PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer