

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
May 22, 2023 – 7:00PM

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

Present included: Justine Cimarolli, Michael Tolmer, Dale Livingston, 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:

- **April 24, 2023**

Motion to adopt the April 24, 2023, meeting minutes as submitted was made by Mr. Tolmer, seconded by Mrs. Bellaver; motion carried unanimously.

NEW BUSINESS:

None.

OLD BUSINESS:

1. **Comprehensive Plan Update –Project Update to the Community**

Ms. Cimarolli reported that last month, along with the Manager, she met with officials from the County Department of Economic Development and the Chamber of Commerce to help develop a strategy to improve our business districts. She reported that on July 14th, the County plans to visit our business district and survey business owners on what their needs are. Manager Kauer stated that the plan is to bring back elements from the Allegheny Together program to improve our business districts.

McLaughlin Run Park Meadow Project / Rotary Club Partnership / Phasing

Mr. Tolmer reported that the Rotary Club will be applying for a grant to start this project. Mr. Livingston stated that the Lion's Club is discussing the same for next year also. Manager Kauer stated that he is in talks with the Western Pennsylvania Conservancy to help us with the project too. Ms. Guiliani recommended that we develop a sponsorship program to advance this project where residents or businesses could sponsor trees or aspects of the project. Mr. Tolmer reported that if Rotary is awarded this grant, it needs to be used by next May.

2. **Active Transportation Plan: McLaughlin Run Park to Romano Drive Trail Project**

Mrs. Bellaver stated that the trail is being maintained now by the Public Works Department and is in a good condition. Mr. Tolmer asked if we put down a mulch base, can the Engineer be asked if that would be appropriate before we start anything.

3. **Street Trees / Flood Lots Repurposing**

Baldwin Street Lot Repurposing Survey – Review of Survey Responses / Next Step

Ms. Cimarolli reported that 350 responses were received with 25% voting for the reuse plan to include butterfly gardens, 44% as a Community Space like the plan presented by Mackin Engineers and 15% voted for a raised garden bed area.

Fall Shade Tree Program: Ms. Cimarolli stated that on June 1st, she will be meeting with Tree Pittsburgh to assess the tree planting plan for 646 Baldwin Street. Regarding a larger tree planting program, she reported that she received approval from the Post Office plant trees in front of their property on Washington Avenue and is now talking to representatives from Bethany Church to see if they would be interested also.

4. **Rental Property Inspection Program (concept) – continued discussion**

Ms. Cimarolli stated that Commission members received a sample collection of ordinances from area communities.

Mr. Livingston reported that he is creating a spreadsheet that compares them that he will share with the group.

Councilman Joe Colosimo stated that this program was proposed year's back here in Bridgeville, and it was not received well by the public and it was not advanced as result. Councilman Ciesielski asked if a program could be created that would inspect rental units when tenants change. Mr. Tolmer stated that it would be difficult to monitor as how would we know when tenants come and go. Ms. Cimarolli stated that we would look to the property owners to be honest and provide the information.

Mr. Livingston stated that good landlords do not typically have high turnover, and that this program will help create good landlords and rental properties that in turn will reduce turnover. Mr. Tolmer stated that good landlords wouldn't mind their properties being inspected as their properties are in good condition.

Mr. Livingston suggested that a local agent or property manager be required for rental units where the property owner is out of the area.

Councilman Joe Verduci asked if a sample inspection checklist could be provided in advance so that rental property owners know what this program would include. He stated that this may reduce concerns with such a program.

Ms. Cimarolli stated that we'll continue discussions on this topic next month.

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 7:54PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer