

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
June 26, 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 and Joseph Kauer, Borough Manager / Zoning Officer

Absent: Elizabeth Bellaver

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

1. Mr. Dale Aleski, 1432 Alice Drive, stated that he is concerned about the possibility of regulating parking pads and having rental properties inspected in the Borough. He asked the Commission for an update. Ms. Cimarolli stated that the Commission has presented a recommendation to Borough Council to prohibit parking pads in the front yards in Residential Districts and the Council is now reviewing this proposal.
2. Mr. David Nevo, 642 Dewey Avenue, stated that he was told that rental properties are going to be inspected regularly and will be required to bring them up to current code standards. Ms. Cimarolli stated that the Planning Commission is scheduled to discuss the idea of creating such a program to inspect rental properties and no in-depth details have been discussed yet. Mr. Nevo was concerned that the proposal would require inspections every time a tenant moves in and out of his properties. Mr. Tolmer stated that all the Planning Commission is going to do is ask the Borough Council if they would like the Commission to study this before it is pursued and details even considered.
3. Mr. Bob Kohlmyer, 1405 Missouri Avenue, thanked the Planning Commission for looking into these topics tonight and stated that he has rental properties in the Borough. In his tenure as a landlord, he reported only having one formal complaint filed against him to the Allegheny County Health Department and had to evict tenants twice. He stated that a rental inspection program is unnecessary and redundant as there is a county program already. Mr. Tolmer stated that the issue with rental properties is not those of the landlords present as this group is accountable, however many other rental properties in town are operated by absentee landlords that do not keep up on their properties.
4. Mr. Pat DeBlasio, 447 Washington Avenue, stated that the Planning Commission's role is important and has meaning. He said absentee landlords care about their properties as it is their investment. He said let capitalism address these concerns to improve the Borough's housing stock. He encouraged the Commission to focus their concerns on issues like flooding.
5. Mr. Denny Bott, 640 Cherry Way, stated that he does not appreciate landlords being targeted for safety. He stated that all his properties are safe and modern. He stated that he is concerned that rentals will need to be inspected each time they have a change of occupants. Ms. Cimarolli stated that hasn't been proposed. He stated that he is ok with inspections if it is all properties and not just targeting landlords.
6. Mr. Dave Colton asked why rental inspections now are a subject of concern.

ADOPTION OF MINUTES:

- **May 22, 2023**

Motion to adopt the May 22, 2023, meeting minutes as submitted was made by Mr. Livingston, seconded by Mr. Tolmer; motion carried unanimously.

NEW BUSINESS:

First United Methodist Church of Bridgeville Plan, Subdivision of 244 and 310 Station Street (Parcels 255-J 264 and 268). The plan is to consolidate and re-subdivide the two church properties owned by the church, so that the single-family residence can be on its own lot and the church to be on its own lot.

Borough Manager Kauer reported that the plan has been reviewed by the Borough Engineer and is in conformity with the Borough's SALDO and Zoning Ordinances. Motion to recommend approval to Borough Council of this plan was made by Mr. Livingston, seconded by Ms. Guiliani; motion carried unanimously.

OLD BUSINESS:

1. Comprehensive Plan Update – Public Meeting, Wednesday, August 16th

Ms. Cimarolli reported that the next public meeting will be held on August 16th, 6PM at the Fire Station in person and at noon for a virtual meeting. She stated that at this meeting, the plan's draft recommendations will be reviewed and discussed.

2. McLaughlin Run Park Meadow Project / Rotary & Lions Club Partnership / Phasing – Discussion

Mr. Tolmer stated that the Borough has met with the Pennsylvania Department of Conservation and Natural Resources, and it appears that the site will be included in their Lawn to Meadow Conversion Program. If that is the case, the Lion's Club and Rotary Club are going to seek additional grant funds for the project to purchase benches and signage. The Borough Manager stated that we'll know if we are selected to be included in the state program after the state budget is adopted.

3. Active Transportation Plan: McLaughlin Run Park to Romano Drive Trail Project – Discussion

Manager Kauer reported that the Engineer reviewed the plan to improve the trail with a mulch walking surface and that his only recommendation was the installation of water bars to control erosion.

Mr. Tolmer made a motion, seconded by Ms. Cimarolli to recommend to Borough Council that improvements be made to the Romano Drive to McLaughlin Run Park Trail; motion carried unanimously.

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

Ms. Cimarolli stated that the Commission's intent is to now ask Council if this program is something they would like the Commission to study. Mr. Livingston asked for some direction from Borough Council. Ms. Cimarolli asked the Manager to have this request on the next Borough Council agenda.

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

Mr. Jeff Ghelarducci, questioned if someone would extend their driveway for additional parking, is that ok? Mr. Tolmer stated that the Commission's intent is to prohibit someone from paving their entire front yard.

Mr. Pat DeBlasio, stated that other issues in town need the focus of the Planning Commission such as Chartiers Street improvements and widening Bower Hill Road. He asked the Planning Commission to review PENNDOT's plans for Chartiers Street. Mr. Tolmer stated that the Planning Commission has been involved in that project and that the new sidewalk is a recommendation of the Active Transportation Plan.

Mr. Nick Ciesielski stated that he appreciated many of the landlords for attending tonight's meeting. He stated that this may have been a missed opportunity to learn more of what their concerns were. He wanted to know what help they need to improve their properties.

Mr. Dale Aleski, stated that many tenants do not like these inspections as they are intrusive, and people don't like people coming into their homes. They just don't want to be bothered.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Guiliani; meeting adjourned at 7:59PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer