

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
February 26, 2024 – 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 Mr. Livingston.

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

Absent: None

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

Chairman Livingston read the following statement into the record:

“As the Planning Commission starts a new year, we will soon have another tool in the toolbox, a newly updated Comprehensive Plan (Comp Plan) for Bridgeville Borough. This plan is mandated by the Pennsylvania Municipalities Planning Code. The Borough hired Mackin Engineering to assist with and complete the Comp Plan, and after a nearly two-year process of public listening sessions, meetings with local businesses, numerous steering committee meetings, and a 45-day public review and comment period, we are nearing its finalization.

The Comp Plan is a planning tool, a road map for the Planning Commission and the Borough Council. It will be used to address issues that the Borough faces as we plan for the future of Bridgeville. The Planning Commission and the Council will adapt the plan to the changing conditions in the Borough as time passes, but the plan is a good starting point for continuing to make Bridgeville better.

Drawings in the Comp Plan are meant as visual aids, representations of what could be possible. They do not reflect a current commitment to any engineering or development plans.

The traffic issues in Bridgeville are complicated and have been a challenge for decades and will probably continue to be with us for the foreseeable future. It will take more time and planning, public feedback, and working with stakeholders like Allegheny County, PennDOT, local businesses and numerous other entities to help address the traffic issue. The Comp Plan and recently completed Active Transportation Plan will assist in dealing with some of the traffic issues.

I would like to thank the Planning Commission members, Borough Council members, Comprehensive Plan Steering Committee members, community members, and business owners that participated in the process of creating Bridgeville’s updated Comp Plan.”

Mr. Pat DeBlasio, 447 Washington Avenue, stated that the new Comprehensive Plan does not put Bridgeville on the best path for our future. He stated that Bridgeville has been a mixed-use community since its inception. He stated that the new plan is aligned to put motorists against pedestrians, and that the plan should work to make conditions better for both groups.

Mr. Bob Fryer, 508 Hunters Path, South Fayette Twp., stated that the new Comprehensive Plan should be re-evaluated. He stated that there is a lack of potential additional consumer motorists that are avoiding Bridgeville due to the traffic problem. He stated that the Borough needs to double its road capacity, including the Washington Avenue two-way couple to solve traffic problems in the community.

ADOPTION OF MINUTES:
January 22, 2024

Motion to adopt the January 22, 2024, meeting minutes as submitted was made by Mr. Tolmer, seconded by Ms. Cimarolli; motion carried unanimously.

NEW BUSINESS:

1. Kalkreuth Roofing and Sheet Metal Land Development Plan:

Mr. Livingston stated that this plan proposes the new construction at 372 Commercial Street (Parcel No. 255-C-250, zoned Industrial) for a building that would include a 7,500SF warehouse and 2,500SF office with site improvements including new concrete and asphalt paving and a detention pond to manage stormwater on site. The plan has been reviewed by Allegheny County Economic Development and they have no comments. The Borough Engineer has reviewed the plan, providing multiple recommendations that will ensure the development is in compliance with the Borough's Zoning and SALDO regulations.

Engineer Shawn Wingrove stated that he issued the last plan review today and that the only remaining items include: 1) project needs to secure a NPDES permit from the Allegheny County Conservation District, 2) execute a Developer's Agreement that the Borough Solicitor is preparing and 3) execute an Operations and Maintenance Agreement for the on-lot storm sewer improvements.

Mr. Tolmer questioned the applicant on the several utility easements that are on the property and if they were able to address them. Engineer Wingrove stated that they have been addressed and are identified on the plan.

Mr. Nick Shelly, project engineer for the applicant stated that the NPDES permit has been submitted to the County Conservation District a month ago.

Mr. Livingston questioned if a landscaping plan has been prepared for the property. Mr. Shelly stated that there isn't any landscaping identified outside of the detention pond due to the limited amount of property that is usable after the utility easements. He added that the site is tight and difficult.

Motion to recommend site plan approval, with the three conditions identified by Engineer Wingrove to the Borough Council was made by Ms. Cimarolli, seconded by Mr. Tolmer; motion carried unanimously.

OLD BUSINESS:

1. 2024 Comprehensive Plan –

Mr. Livingston stated that this plan is a tool that both Planning Commission and Council will have the ability to do or not do projects identified in the plan based on the feelings of the community. Mr. Tolmer agreed, stating that the plan is not law, but is a roadmap that can be changed. Ms. Cimarolli stated that when she got on to the Planning Commission, the Commission at the time was reviewing the 2005 plan and she was amazed by the number of suggestions from that plan that were not implemented.

Mr. Livingston stated that it is imperative that the Planning Commission have regular implementation conversations and reviews to ensure that the plan is developed.

Ms. Cimarolli stated that the plan's recommendations come from what the citizens reported to be important or the issues that need to be addressed. The plan was drafted using this data that was reviewed through fair and open discussions.

Mrs. Bellaver asked if the plan is complete? Mr. Livingston said yes. She then stated we need to now focus on who will implement the plan.

Councilman Henderson stated that he appreciated the efforts of everyone who worked hard to create the new Comprehensive Plan. He said that no one should be afraid of this plan as not

everyone agrees with it. Councilman Henderson added that he looks forward to what this plan will do.

Motion by Mr. Tolmer, seconded by Mrs. Bellaver, to approve the plan as revised and recommend to the Borough Council to schedule a Public Hearing for their consideration to adopt the Comprehensive Plan. Motion carried unanimously.

2. Active Transportation Plan Implementation – Quarterly Discussion

The Borough Manager reviewed the Active Transportation Plan Flow Chart on what projects have been completed, what is in development and what is still outstanding.

Ms. Cimarolli said that we now focus on improving crosswalks in the Borough with a high visibility crosswalk as the plan suggests. Mr. Livingston stated that it would be nice for an improved crosswalk design that stands out better. The Commission asked the Manager to reach out to PENNDOT and their LTAP program for technical assistance on how we can improve crossings in the Borough.

3. Comprehensive Plan Implementation – Projects in Development:

- a. McLaughlin Run Park Meadow Project – the Borough Manager stated that the DCNR has the project scheduled for this summer and that the Rotary Club informational signage needs to be ordered soon. The Commission offered to help draft the text for the signage.
- b. Downtown Zoning District Amendment – Mr. Livingston stated that the RFP has been advertised, proposals are due May 9, 2024.
- c. Shade Trees – the Borough Manager reported that the Spring 2024 TreeVitalize Application has been awarded, 17 trees for Cook School Park, tentative planting date is Saturday, March 30th. The Commission agreed to have the event on March 30th.

4. Earth Day / Spring Community Clean-up – Ms. Cimarolli suggested having the event on Saturday April 20th.

5. Outstanding Projects – Mr. Livingston questioned where the discussions with Rental Registration Inspections ended. The Manager stated that a recommendation from Planning Commission has been made to Council. Council then suggested a new committee be created to study this matter more that would include landlords, tenants, public safety officials, representatives from other towns who do these inspections. There has been no update beyond that.

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

None.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 8:23PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer