

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**March 25, 2024 – 7:00PM**

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Meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on [www.zoom.us](http://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:**

Mr. Duane Kepple, 127 Washington Avenue, asked about the plan to improve the north end of Washington Avenue. Mr. Livingston stated that a concept plan is included in the new Comprehensive Plan that proposes the widening of Washington Avenue to four lanes from the Collier Township border to Prestley Road. Mr. Tolmer stated that the project would affect the front of his property and that discussions are now resuming with Collier Township to advance the project. Manager Kauer stated that the concept plan has identified the right of way that is needed and he can help review the plan with him. Ms. Cimarolli stated that the Route 50 Commission is meeting again between the communities of Bridgeville, Collier, Scott, Heidelberg and Bridgeville to advance projects like this.

Mr. Bob Fryer, 508 Hunters Path, South Fayette Twp., stated that the new Comprehensive Plan should be re-evaluated. He stated that the plan does not do enough to solve the traffic problems in Bridgeville. He also made a complaint about the format of the public meetings held during the Comprehensive Plan process.

Councilman Jason Ferri, 314 New York Street, presented numerous questions to the Planning Commission on the concepts proposed within the 2024 Comprehensive Plan. He questioned the pedestrian safety aspects of the plan. Ms. Cimarolli and Mr. Livingston stated that many of these recommendations are derived from the Active Transportation Plan. Ms. Guiliani questioned him as to what he thought was detrimental of the new Comprehensive Plan. Mr. Ferri asked about what the advantages of amending the zoning would be, if no one is coming to Bridgeville why should we restrict if a manufacturing facility would want to be built referencing to the north end of Washington Avenue. Mr. Tolmer stated that Bridgeville's downtown is what makes Bridgeville unique, and the goal is to preserve and extend it on Washington Avenue. He asked Mr. Ferri if he thinks adding a Sheetz Gas Station to Washington Avenue would be a good idea; Mr. Ferri stated not particularly. Mr. Tolmer explained that the current zoning in the M-District permits such a development on Washington Avenue.

**ADOPTION OF MINUTES:**

**February 26, 2024**

Motion to adopt the February 26, 2024, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Ms. Guiliani; motion carried unanimously.

**NEW BUSINESS:**

1. Vesper Corner Plan of Lots, a re-subdivision of lots 8 & 9 in the Bridgemont Plan No. 6 (Lot Line Revision between 114 Vesper Street and 1111 Ridge Road) both properties owned by Mr. Dennis Bott. Mr. Livingston reported that the Engineer has reviewed the plan, and it complies with the Borough's Zoning and SALDO regulations. Motion to recommend plan approval to the Borough Council was made by Mr. Tolmer, seconded by Ms. Cimarolli; motion carried unanimously.

**OLD BUSINESS:**

2. Project Updates:

- a. Comprehensive Plan: Mr. Livingston reported that the Public Hearing for the 2024 Comprehensive Plan has been scheduled for Monday, April 8<sup>th</sup>, 6:30PM in Council Chambers.
- b. Active Transportation Plan: Manager Kauer reported that at last month's meeting, the Commission asked for advice on how to improve pedestrian crosswalks. An application was submitted to PENNDOT seeking Local Technical Assistance Program support, and that the PENNDOT LTAP Request was approved, an engineer from Pennoni's Harrisburg office will be in Bridgeville in late May to review.
- c. McLaughlin Run Park Meadow Project – Manager Kauer reported that DCNR is planning to do this project in the fall of 2024.
- d. Downtown Zoning District Amendment – Mr. Livingston stated that the RFP has been advertised, proposals are due May 9, 2024
- e. Shade Trees – Spring 2024 TreeVitalize Application has been awarded, 17 trees for Cook School Park: Mr. Livingston stated that the community planting date is this Saturday, March 30, 9AM start.
- f. Bridgeville Home & Garden Workshops (Composting & Rain Barrels) – Wednesday, April 3<sup>rd</sup> at the Library- The Manager reported that 17 people have registered so far for the classes.
- g. Earth Day / Spring Community Clean-up, Saturday, April 20<sup>th</sup>, meeting 10AM at the Borough Building. Ms. Guiliani reported that she is making wildflower seed balls to pass out to volunteers that day. Ms. Cimarolli stated that the supplies including safety vests, gloves and trash bags have been donated.

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

Councilman Ferri had follow-up zoning amendment questions about light manufacturing. Mr. Tolmer stated that it doesn't belong on our main street.

Mr. Livingston stated that the Comprehensive Plan is not law and can be amended as time goes by. He added that the old Comprehensive Plan was outdated and not used to its potential in recent years.

**ADJOURNMENT:**

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Guiliani; meeting adjourned at 7:58PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer