

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**June 24, 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 Ms. Guiliani.

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

Absent: None.

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

**ADOPTION OF MINUTES:**

**May 28, 2024**

Motion to adopt the May 28, 2024, meeting minutes as submitted was made by Mrs. Bellaver, seconded by Mr. Livingston; motion carried unanimously.

**NEW BUSINESS:**

1. Gregg Avenue Stairway Project – Review and input regarding concept plan for the project. The Commission reviewed the plan and suggested that street lighting be added to the plan above the steps, consider connecting the steps to the existing sidewalk on Gregg Avenue and to add landscaping at the bottom of the steps on Laurel Street.

**OLD BUSINESS:**

2. Downtown Zoning District Amendment – Review of Mackin Engineering’s proposal. Brandi Rosselli was present virtually to review their proposal and answer any questions.

Mr. Tolmer asked Ms. Rosselli how this project will be progressed? Brandi replied that there will be public involvement in the process including meetings with Planning Commission, survey of the public, public meetings to discuss what uses should be permitted, dimensional standards, parking, landscaping and other zoning regulations that should be considered for the downtown area. She added that this process will fine tune the recommendation contained within the Comprehensive Plan with added public involvement. She anticipates that this zoning project will take six months to complete.

Mr. Livingston asked if it would be advisable to create two separate zoning districts for Washington Avenue for the areas north and south of Bower Hill Road. Brandi stated that there is a proposal provided on adding additional public meetings to the process. Mr. Livingston questioned what her vision for this project is 5-10-15-30 years from now. Brandi stated that this project is not her vision but is of the community to better protect and grow the downtown. Mr. Livingston stated that he sees this process as a way to facilitate small shops and craft breweries downtown. Brandi stated that this process will involve updating the “use chart” for this zoning district to prohibit automobile focused uses and to encourage small retail establishments.

Ms. Cimarolli asked what this project will do to address a lack of business and housing. Motion to recommend to Borough Council to authorize the Manager to apply for a grant to partially fund and to proceed with this project was made by Mrs. Bellaver, seconded by Mr. Tolmer; motion carried unanimously.

3. Shade Tree Commission creation – discuss recommendations.

Mr. Tolmer stated that he liked the Bethel Park ordinance that created and established their Shade Tree Commission. He said that it keeps the process simple. Mr. Livingston stated that he did not like that their Ordinance lacked definitions. Mr. Tolmer replied that both Crafton and Ambridge's Ordinances have good definitions to reference.

Ms. Guiliani stated that it should be included in the Ordinance on how frequently the Shade Tree Commission should meet. Mr. Tolmer and Mrs. Bellaver suggested that they meet quarterly or as needed at the minimum. Ms. Guiliani suggested that native trees and plants be used at the minimum of 80% of the time, and that Shade Tree Commission members take Tree Tender training.

Ms. Cimarolli stated that there is a need for an arborist to review the annual work plans of the Shade Tree Commissions.

Motion to recommend to the Borough Council that a Shade Tree Commission be created with the above additional recommendations was made by Mrs. Bellaver, seconded by Mr. Tolmer; motion carried unanimously.

4. Baldwin Street Flood Lots repurposing – discussion.

Ms. Guiliani stated that she likes the idea of the community developing one Baldwin Street Flood Lot per year. She suggested that this year a pollinator garden be planted; Ms. Cimarolli agreed.

Ms. Cimarolli suggested that development of the lot next to the Italian Club be done after the proposed Railroad Street Coffee Shop opens. She added that the lots use can always be amended or added to. Ms. Cimarolli suggested that the lot behind the Beer Warehouse be a great site for this pollinator garden. Both Ms. Guiliani and Ms. Cimarolli will work together to put together a concept design for this lot that they will present back to the Planning Commission.

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

Mr. Pat DeBlasio, 447 Washington Avenue, asked the Planning Commission to study reductions to minimum parking standards within the Borough. Mr. Tolmer agreed and suggested we discuss this at the July Meeting.

**ADJOURNMENT:**

Motion to adjourn was made by Mr. Tolmer, seconded by Mrs. Bellaver; meeting adjourned at 8:20PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer