

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
August 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 (participated virtually), Michael Tolmer, Justine Cimarolli, Elizabeth Bellaver and Joseph Kauer, Borough Manager / Zoning Officer

Absent: None.

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

Mr. Bob Kohlmyer, 1405 Missouri Avenue, informed the Commission on concerns he recently learned about after reviewing PENNDOT's plans to complete slope repairs on Chartiers Street in relationship to access to Chartiers Park.

Mr. Pat DeBlasio, 447 Washington Avenue, stated that he is advocating for less regulations regarding parking standards, suggesting that developers identify the parking they need and not a municipal minimum regulation.

ADOPTION OF MINUTES:

July 22, 2024

Motion to adopt the July 22, 2024, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Mrs. Bellaver; motion carried unanimously.

NEW BUSINESS: None.

OLD BUSINESS:

1. Active Transportation Plan "Activating Bridgeville"
 - a. Borough Manager Kauer gave an update on multiple Active Transportation Projects underway including:
 - Bank St. Bump-outs: PENNDOT will be starting work on this project soon and it is their hope that the bump-outs will be completed by Halloween.
 - Mid-Block Crossings: he stated that PENNDOT will be making improvements soon to the crosswalks and signage at Station Street at Railroad Street and that he was able to have PENNDOT make similar improvements to the crossings at Bank Street Ext & Washington Avenue, and also Bower Hill Road at Commercial Street.
 - Chartiers St. Roundabout: the Borough Council authorized a joint project with Upper St. Clair where Trans Associates will complete a formal study to advance the project.
 - Gregg Ave. Steps: he stated that the Borough Engineer is finishing up design and that the project will be going out to bid shortly.
2. Comprehensive Plan Implementation discussion
 - a. Baldwin Street Flood Lots repurposing discussion: Ms. Guiliani stated that she is still communicating with the Audubon Society seeking their help to design the Pollinator Garden lot. Ms. Cimarolli stated that both her and Ms. Guiliani will continue to work through this project.

- b. Borough Manager Kauer gave an update on multiple Comprehensive Plan Projects underway including:
- Wayfinding Signs – he stated that the first phase of the signs has been installed on Washington Avenue and at the Public Parking Lots.
 - Downtown Zoning MAP Grant has been submitted and we'll know if the project will be funded by next spring.
 - McLaughlin Run Park Meadow Project is underway, the DCNR contractor applied the first treatment of herbicide to ready the site for planting, the interpretive signs are in, and the Lion's Club has the benches ready for the site.

Mr. Livingston questioned where the Borough was with Phase 1A of the McLaughlin Run Flood Control Project. Manager Kauer stated that they have most of the easements in place and that the project is in review by the Pennsylvania DEP for environmental permitting.

3. Review of Off-Street Parking Requirements ("Minimum Parking Standards") (Discussion / Chapter 27, Part 11, Section 1102 of the Borough's Code of Ordinances). Mr. Tolmer stated that in review of commercial areas outside the 600' Bridgeville Parking Authority requirement, the north end of Washington Avenue and McLaughlin Run Road lack the public parking lots, maybe a public lot should be added to those areas, or consideration to increase the 600' to a great distance to minimize the parking requirements. Ms. Cimarolli questioned what a long-term solution could possibly be. Mr. Tolmer stated that one option is a north end public parking lot. Manager Kauer suggested that we reach out to the Allegheny Together program or the State DCED planners for advice; the Commission agreed. Mr. Livingston stated that reducing the minimum parking standards is going on in bigger cities and would like to know more about how this is advancing in smaller communities.
4. Shade Tree Commission / Fall TreeVitalize Pittsburgh Planting Update:
Manager Kauer reported that the Council authorized the Solicitor to prepare an Ordinance that will create the Shade Tree Commission and that TreeVitalize will host a fall planting in Bridgeville.

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

Mr. Pat DeBlasio, 447 Washinton Avenue, asked the Commission to start the planning to redevelop the north end of Washington Avenue and its traffic improvements.

Mr. Tolmer questioned the Manager on a proposed development behind Missouri Avenue in Upper St. Clair Township. The Manager stated that a preliminary plan has been provided to the Borough where a townhouse development is proposed on the two Upper St. Clair lots and a community clubhouse is proposed on the Bridgeville parcel. He stated that an application to the Zoning Hearing Board has been received appealing the denial of the Community Club in the Conservation District, and that the matter has been stayed while the Solicitor is discussing the matter with their legal counsel.

ADJOURNMENT:

Motion to adjourn was made by Ms. Cimarolli, seconded by Mr. Tolmer; meeting adjourned at 8:04PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer