

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
September 23, 2024 – 7:00PM

The 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. Guiliani.

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

Absent: Dale Livingston

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

None.

ADOPTION OF MINUTES:

August 26, 2024

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

NEW BUSINESS:

TreeVitalize Fall 2024 Plantings: Ms. Guiliani reported that the Borough's application has been approved for ten trees to be planted Saturday, November 16, 2024, 9AM-Noon. She stated that the trees will be planted in Right of Ways on Gilbert St., Ridge Road, Sarah Street and a Baldwin St. Lot and that volunteers will be needed.

Ms. Cimarolli asked the Borough Manager for an update on the Downtown Zoning District Project. Manager Kauer stated that the Borough has made application to the State to fund half of the costs to retain a planning consultant to draft the zoning amendment. He outlined that the process would include public meetings, surveys and business input sessions to determine what should be included in the zoning amendment. Then after all the public input, the consultant would prepare a draft Ordinance that would be reviewed by the Planning Commission and Councilmembers. A Public Hearing would be held before the Ordinance is considered for adoption. Ms. Cimarolli stated that it sounds similar to the public involvement of the Comprehensive Planning Project. Ms. Guiliani stated that it will include multiple public meetings. Ms. Bellaver stated that this project will focus on Washington Avenue from bridge to bridge and what can be done to improve the north-end. Ms. Cimarolli stated that the goal of the project is essentially extend the main street feel of Washington Avenue through the north end, making the entire street walkable and consistent.

The Borough Manager gave an update on the McLaughlin Run Park Meadow Project to the Planning Commission. He stated that the contractor retained by the DCNR for the lawn to meadow project has planted the wildflower seeds and treated the knotweed again. Ms. Cimarolli questioned Councilman Verduci when the next time the Route 50 Commission will be meeting and if they can discuss traffic improvements to the north-end. The Planning Commission agreed that the north-end traffic improvements should be extended from Prestley Road to Bower Hill Road taking in the area under the existing railroad trestle.

OLD BUSINESS:

Baldwin Street Flood Lots Repurpose discussion: Ms. Guiliani presented a sample plan for a butterfly garden to be planted behind the Beer Warehouse on Baldwin Street. She stated that this garden would

help pollenate vegetable gardens on the street. Ms. Cimarolli suggested that we seek grant funding to help build this garden. Mr. Tolmer suggested that we move forward with this garden concept. Ms. Guiliani will prepare a cost estimate for the project. Ms. Bellaver suggested that we seek donations from the community for the project. Ms. Guiliani suggested that once a plan is finalized signage be placed on the site informing the public about the upcoming project.

Review of Off-Street Parking Requirements ("Minimum Parking Standards") (Discussion / Chapter 27, Part 11, Section 1102 of the Borough's Code of Ordinances)
The Borough Manager asked for additional time as he is waiting for responses from the State and County on this topic.

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

Mr. Pat DeBlasio, 447 Washinton Avenue, asked the Commission to start the planning to discuss Phase 2 of the Flood Control Project and how it will impact the Bower Hill Road Bridge. Ms. Cimarolli asked if the Borough has asked the County to realign Bower Hill Road as part of the bridge replacement project. Manager Kauer stated that the Borough did, and that the County has affirmed that they will explore it during the bridge replacement design.

Mr. Bob Kohlmyer, 1405 Missouri Avenue stated that Mr. Tolmer asked him to address the Commission on the rumored development in Upper St. Clair behind Missouri Avenue that may have access connected to Missouri Avenue. He stated that this development, if connected to Missouri Avenue, will increase traffic on this already narrowed street with on-street parking that will lessen the quality of life for those living in Bridgeville. Other Missouri Avenue residents in the audience stated that the Borough should advance the planning of the next phase of the Flood Control Project.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 8:11PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer