

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
December 2, 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 Mr. Livingston.

Present included: Dale Livingston, Melissa Guiliani, Mike 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. Pat DeBlasio, 447 Washington Avenue, stated that he supports the Rogers Lot Consolidation Plan.

ADOPTION OF MINUTES:

October 28, 2024

Motion to adopt the October 28, 2024, meeting minutes as submitted was made by Ms. Guiliani, seconded by Ms. Cimarolli; motion carried unanimously.

NEW BUSINESS:

1. Rogers Lot Consolidation Plan:

Mr. Livingston stated that this Lot Consolidation Plan combines parcels 255-E-150, 255-E-204 and 255-E-208 at 224 Osceola Drive into one parcel. Manager Kauer stated that the Borough Engineer has reviewed the plan, and it confirms with the Borough's Zoning and Subdivision & Land Development Ordinance. He added that the plan has been provided to Allegheny County and that we are still waiting for their plan review comments.

Mr. Tolmer asked why is the applicant combining the lots? Mrs. Kirsten Rogers stated that her grandfather built the home on this parcel for her mother and when she acquired the property she did not realize that the home was on three lots versus two. While attempting to get a property survey done, she decided to clean up the lot lines now.

Ms. Cimarolli asked the Manager what the zoning of the property is? Manager Kauer stated that it is Residential-1, single family. She asked if a duplex could be built on this property and the Manager responded, no.

Mr. Livingston stated that the Engineer mentioned in his plan review letter that the pavilion / shed in the rear yard is built over the property line and setback requirements. Ms. Rogers stated that the rear parcel that is now owned by the Borough was previously owned by her grandfather when the shed was built. The shed has been there for over fifty years.

Motion to recommend to the Borough Council the approval of the Rogers Lot Consolidation Plan, pending any comments to be received from Allegheny County Economic Development being addressed by the applicant was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

OLD BUSINESS:

2. Active Transportation Plan – Quarterly Implementation Discussion
 - a. Review of Plan Recommendations

Manager Kauer reported that the construction of the Gregg Avenue Steps is about to begin, the contract was awarded by Borough Council to Avelli Construction and came in lower than the Engineer anticipated it would cost. He stated that construction of the Bank Street Bump-outs will be completed in the spring. PENNDOT just finished engineering drawings of the bump-outs as they made revisions to the design at Winfield Street. The Manager stated the study of the Bank Street Roundabout is continuing and that PENNDOT plans to construct the Chartiers Street sidewalks in late 2025 / 2026. Ms. Guiliani questioned if a crosswalk would be added across Chartiers Street connecting the park to the sidewalk side of the street? The Manager stated PENNDOT is not planning to install it and will provide the Commission with their reasoning for why, he has to pull the correspondence. Ms. Cimarolli asked that the Active Transportation Plan Flowsheet be updated to show project costs, grants received and the Borough's cash match to each project. The Manager added that mid-block crosswalks are scheduled to be improved by PENNDOT next spring on Station Street, Washington Avenue at Hickman Street and Washington Avenue at Bank Street Extension. He stated that the Borough Council will be authorizing the Engineer to develop a construction plan and project estimate to make improvements to the Bower Hill crossing at the Dairy Delight.

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. Livingston stated that if this accomplished it should be done incrementally and not to get rid of all off-street parking requirements. Ms. Cimarolli stated that the concept appears to have its benefits, but we need more education on the concept to make the right decisions. She suggested that we look to the University of Pittsburgh's engineering students for them to complete a case study. Mr. Tolmer suggested that the students study the concept of creating additional public parking spaces in the north end of Washington Avenue. Ms. Cimarolli stated that she will reach out to Dr. Oyler to see if we can get the Pitt students' assistance. Mr. Livingston agreed to continue this conversation.

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

Mr. Pat DeBlasio, 447 Washinton Avenue, suggested that the Pitt students study incorporating all the Bower Hill Road concept plans including the bridge replacement, flood control project, pedestrian improvements and north end project to see how they can be incorporated into one complete plan.

ADJOURNMENT:

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

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer