

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
January 27, 2025 – 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:

None.

ANNUAL REORGANIZATION

1. Call for Nominations and Election of Chair
Mr. Tolmer nominated Mr. Livingston; Mr. Livingston accepted, no other nominations were made, and a vote was taken; Mr. Livingston was elected unanimously.
2. Call for Nominations and Election of Vice Chair
Ms. Cimarolli, nominated Ms. Guiliani, Ms. Guiliani accepted, no other nominations were made, and a vote was taken; Ms. Guiliani was elected unanimously.
3. Call for Nominations and Election of Secretary
Ms. Cimarolli nominated Mr. Tolmer; Mr. Tolmer accepted, no other nominations were made, and a vote was taken; Mr. Tolmer was elected unanimously.

ADOPTION OF MINUTES:

December 2, 2024

Motion to adopt the December 2, 2024, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Mr. Tolmer; motion carried unanimously.

NEW BUSINESS:

1. **Earth Day 2025 Planning of Community Event**
Mr. Tolmer asked if prior year's events were well attended? Ms. Cimarolli stated that they have been and thinks it is good to continue the events in 2025. Ms. Guiliani suggested having the annual clean up event on Saturday, April 26, 2025, and asked the Manager to register the event with the state so that cleanup supplies could be provided to the Borough.

OLD BUSINESS:

2. **Comprehensive Plan Implementation**
 - a. **Downtown Zoning District Update Project Kickoff with Mackin Engineers:**
Review of Project Details / Scope / Schedule
Review / Discussion for Public Outreach

Brandi Rosselli, Planner from Mackin Engineers, stated that this project is a recommendation of the Comprehensive Plan that aligns with the overwhelming amount of public feedback that encouraged Bridgeville's walkable downtown be preserved. She stated that this project will study possible use and setback changes for the Downtown

which is Washington Avenue from the South Fayette border to the Collier border. Ms. Rosselli added that these efforts will aim to support development downtown and not discourage it.

Ms. Rosselli explained that if there are any use changes made it could result in some properties being grandfathered uses. Ms. Cimarolli questioned whether manufacturing and a Sheetz style gas station could be permitted on Washington Avenue. Ms. Rosselli confirmed that both uses currently are permitted. Mr. Livingston stated that this project will help businesses that should be in a traditional downtown area.

Ms. Rosselli stated that this project will aim to create a Zoning Amendment to the existing Ordinance that will create a new zoning district for the downtown and will make recommendations on uses, setbacks, parking and sign requirements, create a map amendment and is not a full zoning ordinance rewrite. She hopes to have the project completed within six months and it considered for adoption by early fall. Ms. Rosselli stated that the scope of the project includes three additional meetings with the Planning Commission, meeting every other month, a business owners targeted meeting, stakeholder and public surveys. These meetings will ensure that the public creates the Ordinance.

Ms. Rosselli suggested having the first survey and public focus meeting in April, a public meeting in May-June.

Ms. Guiliani suggested having the public survey out before the first meeting.

Councilman Franchick questioned if six months is a standard length of time to complete a project of this scale. Ms. Rosselli stated that it is. She added that if this was a full zoning ordinance rewrite that would take in excess of 18 months.

Councilman Franchick asked what brought about this project? Ms. Rosselli stated that the Comprehensive Plan suggested it as the public, through that community planning effort, suggested the walkable downtown is something the Borough should protect and enhance.

Project Brainstorming Session

Ms. Rosselli asked the Commission members what their goals were for this project.

Mr. Livingston stated that he would like to see a walkable downtown that has a consistent feel from end to end that can attract unique businesses and mixed-use opportunities.

Ms. Cimarolli stated that the future will be much different due to increased housing and construction costs. She hopes to see development opportunities that would accommodate all generations of the Borough's citizens.

Mrs. Bellaver stated that she moved to Bridgeville because it had a distinct feel, not a standard subdivision. She wants to see more people gathering type businesses like Labella Bean Coffee Shop along Washington Avenue, including more specialty shops.

Mr. Tolmer stated that our Downtown area is established and maintained while the north end of Washington Avenue doesn't have the same feel, He would like it to be consistent with the center of town. Mr. Tolmer stated that the upcoming flood control project will make the north-end developable and would like to see that development be consistent with the rest of Washington Avenue.

Ms. Guiliani stated that she would like to see some of the other issues we are dealing with in this corridor included in this project.

The Commission reviewed the proposed boundaries for the new zoning district analyzing should it be strictly buildings that touch Washington Avenue or should the map be smoothed out to include half of Shady Avenue. Mr. Livingston suggested smoothing out the map some to include half of Shady Avenue and full area between Bank Street Extension and James Street (public parking lot area).

Ms. Cimarolli questioned when will we study height regulations in the district. Ms. Rosselli suggested that the first night be focused on land use.

The Commission agreed that the next meeting with Ms. Rosselli will be at the February meeting starting at 6:00PM.

- b. Concept planning for a potential Southend Washington Ave Streetscaping Project. (Mr. Livingston tabled this agenda item to next month's meeting; no action taken.)
 - c. Discussion of North-end Revitalization / Traffic Improvements / Public Parking (Pitt Engineering Study Request)
Ms. Cimarolli reported that she submitted the project to the University of Pittsburgh for consideration and hope to hear soon if our project will be selected.
 - d. Baldwin Street Pollinator Garden Project Update
Ms. Guiliani reported that she and Ms. Cimarolli are finalizing planting plans and is now coordinating volunteer registration. She reported that they plan for the planting to take place in mid-May. Ms. Guiliani added that the goal is that the DPW complete site preparation work starting in March. Mr. Tolmer asked about the butterflies at the garden, do we bring in butterflies or will this site attract butterflies. Ms. Cimarolli asked the Lions Club to consider donating a bench for the new garden.
 - e. McLaughlin Run Park Meadow Project / Discussion of reestablishing rear bridge into the park. (Mr. Livingston tabled this agenda item to next month's meeting; no action taken.)
3. Active Transportation Plan Implementation
- a. Chartiers Street Sidewalk – Crosswalk into Park and Pedestrian Safety concerns down new Park Road into Chartiers Park. (Mr. Livingston tabled this agenda item to next month's meeting; no action taken.)
 - b. Bower Hill Road Crosswalk at Commercial Street Concept Plan (at Dari Delite)
The Commission reviewed the plan prepared by the Borough Engineer and made no comments, stating that it looked good and that the Borough should proceed with the plan.
 - c. Bank Street Bump outs / Planting Plan. (Mr. Livingston tabled this agenda item to next month's meeting; no action taken.)

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

Mr. Pat DeBlasio, 447 Washinton Avenue, suggested that the Borough construct a riverwalk trail along Chartiers Creek that would connect Chartiers Park to Washington Avenue versus making sidewalk connections along and across Chartiers Street. Ms. Cimarolli asked Mr. DeBlasio, should the Borough develop the river walk while disregarding the speeding motorists and increased traffic on Chartiers Street? He replied, no, suggesting that the crosswalk across Chartiers Street at the Park shouldn't be put in, and that a full riverwalk be constructed in its place. Mr. Livingston added that the Commission's efforts are to aim to make Chartiers Street safer.

ADJOURNMENT:

Motion to adjourn was made by Ms. Cimarolli, seconded by Ms. Guiliani; meeting adjourned at 8:31PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer