

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
February 24, 2025 – 6:00PM

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 6:00PM by Mr. Livingston.

Present included: Dale Livingston, Melissa Guiliani, Mike Tolmer, Justine Cimarolli, and Joseph Kauer, Borough Manager / Zoning Officer

Absent: Elizabeth Bellaver

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that he looks forward to watching the video of tonight's meeting as he cannot stay for it and looks forward to all the wonderful things the Planning Commission is doing.

ADOPTION OF MINUTES:

January 27, 2025

Motion to adopt the January 27, 2025, meeting minutes as submitted was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

NEW BUSINESS: None.

OLD BUSINESS:

1. Downtown Zoning District Update (Brandi Rosselli, Planner – Mackin Engineering)
 - a. Review of Updated Project Boundary Map
The Commission reviewed an updated boundary map for the proposed Downtown Zoning District that smoothed out the boundary in relationship to street lines. Mr. Tolmer suggested that the redevelopment area in the north end be fully included in the same zoning district, stretching it back to the west side properties on Carol Avenue from Bower Hill Road to Irvin Way.
 - b. Review Existing Zoning Uses
The Commission reviewed the current permitted use chart in relationship to National Main Street principles for a healthy downtown that would also advance economic vitality. Ms. Cimarolli questioned what retail looks like post-pandemic? Ms. Rosselli referenced that unique, specialized and entrepreneurial retail establishments, restaurants and personal services remain to be successful.

The Commission will host a business owners focus group meeting in April and it was suggested to invite developers, real estate agents, the Chamber of Commerce, and business owners. It was suggested to have the event on April 10th, from 5P-7P at the Library in their Community Room.
 - c. Discussion regarding Dimensional Requirements / Design Guidelines
Ms. Rosselli stated that we'll discuss these types of requirements and guidelines, including parking requirements at our March meeting.
2. Proposed Bridgeville Borough Shade Tree Commission

The Commission reviewed the proposed Ordinance that will create the Bridgeville Borough Shade Tree Commission. Mr. Livingston suggested that a Vice Chairperson position be created on the Shade Tree Commission and Ms. Guiliani suggested that a directive that native plantings to western Pennsylvania be used. Motion by Ms. Guiliani, seconded by Mr. Tolmer to recommend to Borough Council, with the two referenced suggestions, that this Ordinance be adopted with these two amendments; motion carried unanimously.

3. Tabled Discussion Items:

- a. Chartiers Street Park Entrance / Pedestrian Crossing – Alternative Pedestrian Access
Mr. Livingston stated that a request has been made to PENNDOT to consider lowering the speed limit on Chartiers Street. He then suggested a new crosswalk possibility, at the intersection with Winfield Street. The crossing would then create a set of steps down into the park to the landing at the bend in the road. Mr. Kohlmyer in the audience suggested that the Commission ask PENNDOT if this could be done over a retaining wall PENNDOT plans to build at this location to secure the slope. The Commission asked the Manager to ask PENNDOT about this concept to see if they find it feasible and constructible.
- b. Bank Street Bumpouts – Planting Plan
No action – discuss next month.
- c. McLaughlin Run Park – Reestablishing rear pedestrian access bridge into the park.
The Commission discussed this concept, and it was agreed to leave it as it is without a rear pedestrian bridge into the park.
- d. Southend Washington Avenue – streetscaping project
Ms. Cimarolli stated that we should design a project that includes everything possible including relocating overhead utilities. The Commission will continue to discuss. Mr. Livingston suggested that the members walk this block to fully understand its potential.
- e. Need for additional public parking / off-street parking requirements / electric vehicle charging stations.
Mr. Livingston stated that we'll be discussing parking matters in conjunction with the downtown zoning project. Ms. Guiliani suggested that we add electric vehicle chargers to our flow chart so that they can be studied later.

4. General Updates:

- a. Earth Day Community Cleanup Event, Saturday, April 26, starting at 10AM meeting at the Borough Building.
- b. Baldwin Street Pollinator Garden Project
Ms. Guiliani stated that the project is well in progress, looking for a May planting. She asked the community for the donation of old hoses so that they can be used to visualize the layout of the garden beds.
- c. Chartiers Park Field Lighting Project – Notice of Proposed Project and Grant Applications
Manager Kaufer reported that the Borough is seeking state park funding to upgrade the lighting on the two baseball fields at Chartiers Park. The Commission reviewed the plans and supported the project and didn't have any comments.

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

Mr. Bob Kohlmyer asked about the plan to construct a pedestrian bridge from the Library to the Downtown over the railroad tracks. He said the bridge is logical and a good idea. Mr. Tolmer stated that the plan is included in the Borough's Comprehensive Plan but is currently a low priority due to its high projected costs.

Ms. Cimarolli asked for an update on the Bank St. Roundabout Study. Manager Kauer reported that they should be done soon with the study soon and that it isn't looking good, as it may not be feasible due to the area needed for the roundabout structure.

An Elm Street resident spoke about the School District's efforts to outsource its school bus drivers and asked the Commission for their support to keep this work in-house.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 8:27PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer