

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
March 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, Elizabeth Bellaver (late arrival, 7PM) Justine Cimarolli, and Joseph Kauer, Borough Manager / Zoning Officer

Absent: None.

Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS: None.

ADOPTION OF MINUTES:

February 24, 2025

Motion to adopt the February 24, 2025, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Ms. Guiliani; motion carried unanimously.

NEW BUSINESS: None.

OLD BUSINESS:

1. Downtown Zoning District Update (Brandi Rosselli, Planner – Mackin Engineering)
Brandi Rosselli reviewed the updated Project Boundary Map and Updated Zoning Uses Table with the Commission. Ms. Cimarolli asked why the Roller Rink area is not included in the Downtown Zone. Ms. Rosselli stated that it's best to leave it be so there is room for Industrial use in the Borough.

The Commission then reviewed materials and planning for Charrette that is scheduled for April 10, 5PM at the library. It was discussed that the agenda will include a Borough welcome, a presentation from Mackin on the project and a healthy main street, a question-and-answer session, stations where participants work with planning staff on specifics, then end with a review / input session. Mr. Tolmer suggested that for the presentation of proposed uses, we let the public make suggestions based on the current list of uses, not the suggested list completed by the Planning Commission. Mr. Verduci stated that he definitely agrees as it is hoped that the public input and the Planning Commission efforts are in tune with each other.

Ms. Rosselli stated that we'll complete our third work session at the May Meeting and if needed we can have another as tonight's meeting is part of the Charette planning process. She stated that at the April meeting, we'll discuss design standards, signage and parking requirements.

2. 2024 Annual Report of the Bridgeville Planning Commission – Mr. Livingston reviewed the annual report that is included in the Planning Commission Meeting Minute Book.
3. Bank St / Chartiers St / Lesnett Rd / Mayview Rd Roundabout Study Update – Manager Kauer reported that Trans Associates has completed their study and that the study is not recommending a roundabout for this intersection at this time. This is due to the fact that the area needed for a large enough roundabout to accommodate 50+ foot tractor trailers, it would require a large amount of private property to be acquired. He stated that they are continuing to look at the intersection to see if a traffic signal or all-way stop could be implemented to improve the safety of

the intersection. Mr. Bob Kohlmyer, 1405 Missouri Ave., stated that he reviewed the intersection and believes that the jog between Chartiers Street and Lesnett Road that is currently over 65' apart can be reduced substantially to improve safety by relocating the PRT layover bus stop to the opposite side of Lesnett Road. Manager Kauer stated that he will share his plans with Trans Associates.

4. Tabled Discussion Items:

a. Bank Street Bump-outs – Planting Plan:

Mr. Livingston reported that construction on the bump-outs started today. Ms. Guiliani asked the Manager for the plans that show the size of the planting beds. The Manager will provide the plans with the Commission. He also suggested that we consider the planter plans that Mackin is showcasing with the Zoning Project for Bank Street.

b. South-end Washington Avenue Streetscaping Concept Discussion

Mr. Tolmer suggested that at the April 10th Meeting we ask the public for their input in what they would like to see included in streetscaping Washington Avenue. Mrs. Bellaver asked the Manager to provide her with copies of the other recent plans for Washington Avenue.

5. General Updates:

a. Earth Day Community Cleanup Event, Saturday, April 26, starting at 10AM meeting at the Borough Building. Mr. Livingston reported that volunteers will be needed for Cleanup Day.

b. Baldwin Street Pollinator Garden Project – Ms. Cimarolli stated that they are planning planting the garden over two dates in May, possibly May 10 and 17th. She also suggested that a rain garden be installed on Baldwin Street.

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

Rich Poplawski, 609 Elm Street, stated that he recently had an issue at his house where he got water in his basement when the sanitary sewer was being cleaned on his street. He also stated that the School Board cancelled their next meeting and that they hired a competitor bus company to create a Route Efficiency Plan for the District. He stated that the optics are poor.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 7:32PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer