

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
April 28, 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 and Joseph Kauer, Borough Manager / Zoning Officer

Absent: Justine Cimarolli

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

ADOPTION OF MINUTES:

March 24, 2025

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

NEW BUSINESS: None.

1. Review and consideration of the Chabala Corner Plan of Lots, revised subdivision application that reverses the 2024 lot consolidation plan of 1 Ewing Avenue and 340 Prestley Road. Manager Kauer explained that the 2024 lot consolidation was contingent upon the structure at 340 Prestley Road being demolished. He reported that the applicants were unable to evict the tenants of that house and were unable to demolish the home; therefore, desires to put the property lines back to where they were and sell the homes. Motion by Mr. Tolmer, seconded by Mrs. Bellaver, to recommend to Borough Council the approval of the Chabala Plan of Lots; motion carried unanimously.
2. Downtown Zoning District Update (Brandi Rosselli, Planner – Mackin Engineering)
Ms. Rosselli stated that the design charrette was well attended and that the feedback from the event was very helpful in supporting the recommendations made. Mr. Tolmer asked if a recommendation could be made to limit the number of certain types of establishments downtown and Ms. Rosselli stated that it could be done by within so many feet from another type of business. Mrs. Bellaver suggested that those businesses such as vape shops be prohibited in the downtown area. Mrs. Rosselli will circulate a final list of proposed zoning uses for the new district. Mr. Tolmer stated that during the Comprehensive Plan project, the overwhelming majority of public responses and feedback was that Bridgeville's downtown is what makes it special and should be preserved. In light of that, he supported Mrs. Bellaver's statement about prohibiting vape shops on Washington Avenue, Mr. Livingston agreed.

Regarding off-street parking requirements, Mrs. Rosselli suggested that there be no parking requirements for the downtown. The commission agreed. In respect to signage, it was discussed that the current regulations are very good but suggested that pole signs be limited in height and allowing both a wall sign and overhanging sign.

The Commission discussed building height in the Downtown and suggested that height be limited to 55 feet to keep the character of the community. For design standards it was agreed to keep 50% first floor window transparency, parking in the rear of buildings and promote awning signs.

Mrs. Rosselli stated that the next step will be finalize the draft Ordinance for Planning Commission to review and recommend to Borough Council.

3. Active Transportation Plan – Quarterly Implementation Discussion:
 - a. Bank Street Bump-outs (Under Construction) – Creation of Planting Plan
Ms. Guiliani stated that she is working on a plan for the center of the bump outs using smaller plantings and will coordinate with the Baldwin Street Garden Project.
 - b. Gregg Avenue Steps Project Update
Manager Kauer reported that construction is underway on the project.
 - c. Bower Hill Crossing Project
Manager Kauer reported that he is working on a state multimodal grant application for the project.
4. Comprehensive Plan Project Updates:
 - a. Baldwin Street Pollinator Garden Project: Plantings: Saturday May 17 (rain date May 18), and Saturday, June 7 (rain date June 8) starting at 10 AM, help is needed to plant. Ms. Guiliani reported that the Chartiers Valley Middle School is now donating \$1,000 worth of plants and will plant them in the garden on May 23 with life-skills students.
 - b. Shade Tree Commission Ordinance has been enacted, need to establish the Commission members.
Manager Kauer stated that there is an interest from several community members in serving on the new commission and that he will be soliciting the news within the week.
 - c. Earth Day Cleanup Update
Mr. Livingston reported that 13 volunteers participated in the event and cleaned up parks.

OLD BUSINESS:

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that he does not find the Bank Street bump-outs to be beneficial, and as a driver it doesn't make anything better. Mrs. Bellever stated that she walks that way every day and finds them to make crossing the street easier. Ms. Guiliani stated that they are helping to calm traffic. Mr. DeBlasio asked for an update on the north end of Washington Avenue. Manager Kauer stated that the SPC and PENNDOT have been contacted, and both are reviewing the plans.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Guiliani; meeting adjourned at 7:50PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer