

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**June 23, 2025 – 6:00PM**

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The meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on [www.zoom.us](http://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, 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:**

**May 27, 2025**

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

**OLD BUSINESS:**

1. Downtown Zoning District Update

Manager Kauer reviewed proposed Ordinance No. 1034 that will create the Downtown Zoning District and Zoning Map Amendment. The Ordinance included the district map, schedule of permitted uses, design and parking standards. Ms. Cimarolli questioned if the Solicitor could determine if “dark sky” lighting be mandated in the design standards. Manager Kauer stated he will ask Solicitor McDermott for his recommendation.

It was discussed that Pharmacy and Marijuana Dispensary are one-in the same and that if Dispensaries are prohibited in the Downtown, so would Pharmacies. The Commission agreed that both should be permitted as Conditional Use and as a condition be no closer than 500’ from another Pharmacy / Dispensary. It was discussed that the Ordinance is written that Vape Shops are not permitted in the Downtown and permitted in the Mixed-Use District. Ms. Cimarolli questioned the use of Bed n Breakfast and Pet Crematoriums. The manager stated that they are permitted in the Mixed-Use District. Mr. Tolmer questioned what the maximum building height in the Downtown is, Manager Kauer stated that it is written to be at 100’ by Conditional Use Permit.

Motion to recommend to the Borough Council to start the enactment process of Ordinance No. 1034, pending the Solicitor finalizing the necessary recommendations, was made by Mr. Tolmer, seconded by Ms. Cimarolli; motion carried unanimously.

2. Comprehensive Plan Project Updates:

a. Sustainability Initiatives

i. Baldwin Street Pollinator Garden Update:

Ms. Guiliani reported that the Garden has been planted and had a great turnout with volunteers at each event. Mr. Livingston questioned when the mural board will be installed. Manager Kauer stated that DPW will have them installed in July. Ms. Cimarolli added that they will also include a fence and a bench pad.

Ms. Cimarolli stated that someone told her that the garden project cost the Borough \$9,000. She stated that it didn't cost that much and asked the Manager to prepare an Expense Report for the project.

ii. Garden Club / Environmental Advisory Council Discussion

Ms. Guiliani stated garden plantings, cleanup events and Earth Day are not Planning Commission official duties and talking to the Manager suggested that a Garden Club be created. They stated that the Borough has in its code a group called "Environmental Advisory Council" and asked if this group could be reestablished to address these sustainability initiatives that are underway. Mr. Livingston stated that "Environmental" means different things to different people. Mrs. Bellaver agreed, stating that "Environmental" means more bigger and serious issues above our sustainability initiatives. The Commission asked the Manager to research what other community's Environmental Advisory Council do and report back. Ms. Cimarolli suggested that this group also be involved with MS4 stormwater needs in the Borough to reduce output into the streams when it rains.

b. Northend Washington Avenue:

Manager Kauer reviewed a detailed plan review letter received from PENNDOT regarding the concept plan for the north-end of Washington Avenue. He suggested that we present this review and meet with SPC planners for their input and to ask Council to add in the 2026 budget funding for enhanced traffic engineering to advance this plan. The Planning Commission made a motion made by Mr. Livingston, seconded by Ms. Cimarolli to request the Borough Council to budget for North-end of Washington Avenue traffic engineering in the 2026 budget; motion carried unanimously.

3. Active Transportation Plan

a. Chartiers Street Speed Reduction: Manager Kauer reported that PENNDOT did not approve the request to lower it to 25MPH but continues to study the feasibility of an alternative pedestrian access into the park, crossing at Winfield Street.

b. Bank / Chartiers / Lesnett / Mayview Roundabout – Manager Kauer stated that both communities recently met with PENNDOT officials and PENNDOT was interested in the roundabout project and desires to see if it could leverage the funding needed before alternatives are considered.

**NEW BUSINESS:**

4. Upper St. Clair Township draft 2025 Comprehensive Plan

Mr. Tolmer suggested that the Bank / Chartiers / Lesnett / Mayview Roundabout be included in their Plan and that non-motorized trails that they propose connecting Boyce-Mayview Park to Fairview Park be extended to Chartiers Park. Mr. Livingston suggested that an on-road bike trail be created along Mayview Road to connect to this regional trail network. Ms. Guiliani suggested that mid-block crosswalks be installed along Lesnett Road to connect both communities. Mr. Livingston suggested that they increase the emphasis on storm-water best management practices and add detention ponds along lower areas of McLaughlin Run Road.

Ms. Guiliani suggested that the Bank St. bump-outs be planted in the fall using donated plants from the community.

Mrs. Bellaver stated that the Bank Street bump-outs are doing a great job as they were intended to do.

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

None.

**ADJOURNMENT:**

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Guiliani; meeting adjourned at 7:30PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer