

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
September 22, 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, Joseph Kauer Borough Manager / Zoning Officer, and John Heyl, Borough Engineer.

Absent: Elizabeth Bellaver

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

None.

ADOPTION OF MINUTES:

August 25, 2025

Motion to adopt the August 25, 2025, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Mr. Tolmer; motion carried unanimously.

NEW BUSINESS:

1. **PD Capital Lot Consolidation Plan**, (501-511 Washington Avenue, Parcels: 255-N-397 and 255-J-235): the plan proposes the consolidation of two existing parcels into one parcel.

Mr. Livingston reported that the Borough Engineer has completed the plan review, and it confirms with the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance.

Engineer Heyl stated that the plan does need an additional section added for the Planning Commission to sign it. The applicant, Bob Dodatto, stated that the purpose of the plan is to consolidate the lots into one lot so that a parking lot could be constructed to be in compliance with the Borough's zoning ordinance. Ms. Cimarolli questioned if the lot has to be paved. Manager Kauer stated the ordinance requires it to be dust-free. Manager Kauer stated that the plan has been reviewed by Allegheny County, and the applicant has addressed their concerns.

A motion to recommend to Borough Council that the PD Capital Lot Consolidation Plan be approved was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

2. **Conditional Use Permit Application**, (Mosebach Manufacturing Co., 1124 McLaughlin Run Road): application to operate a Light Manufacturing Facility within the existing building in the M-MNO Zoning District.

Manager Kauer explained that the applicant intends to lease this existing facility and manufacture electrical components within the building. He stated that Mosebach currently operates at a facility up McLaughlin Run Road in Upper St. Clair Township, this building would be a second location. The Manager added that light manufacturing is permitted by conditional use permit within this zoning district.

Engineer Heyl stated that the applicant has addressed the concerns raised in the first plan review that included clarifications needed on traffic and parking. He stated that they will not exceed trips generated that would require a formal traffic study to be completed and that they are not changing the parking lot, so no additional changes are required.

Ms. Cimarolli questioned if this operation in Bridgeville will have increased truck traffic to the site. Mosebach representatives in the audience reported that 3-4 trucks will be coming to the facility each month. She asked if our roads could facilitate this type of traffic. Mosebach stated that their trucks already use Bridgeville roads to get to their current facility. She questioned if a crane will be used during the loading of equipment. Mosebach reported that once a week a crane will be on site for four hours to load flatbed trucks. They also reported that they are considering purchasing their own crane.

Ms. Cimarolli questioned if all manufacturing will be completed within the building? Mosebach reports yes, no manufacturing will be done outside the building. Only loading will be done outside the building.

Ms. Guiliani questioned the hours of operation of the proposed facility? Mosebach reports Monday through Friday, 7AM to 3:30PM, and sometimes on Saturday. There would be no loading on Saturdays, just manufacturing inside the facility.

Ms. Cimarolli stated that years ago when A&H Equipment operated within the building, they would park trucks all the way to the edge of the road which would then require pedestrians to walk out into the road to get to the adjacent McLaughlin Run Park. She said that eventually they painted a line in their front lot that connected to the neighboring sidewalk to allow for a safe pedestrian route and trucks wouldn't park beyond this line. She asked that the reinstatement of this line be painted across all of the 1124 McLaughlin Run Road lots as a condition of permit approval.

Mr. Tolmer asked if any sheet metal work will be performed within the facility. Mosebach stated no.

Ms. Guiliani questioned whether any signage will be installed on the building? Mosebach stated they plan to install one sign on the building and will apply for a Zoning Permit before any work starts.

Engineer Heyl reported that he has completed the plan review, and it conforms with the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance.

A motion to recommend to Borough Council that the Mosebach Conditional Use Permit be approved, pending the inclusion of one condition to require the installation of the painted line to establish a pedestrian route across the front of the property inline with adjacent sidewalks connecting to McLaughlin Run Park was made by Mr. Tolmer, seconded by Ms. Cimarolli; motion carried unanimously.

OLD BUSINESS:

1. Comprehensive Plan Project Implementation Updates: None.
2. Active Transportation Plan Implementation Updates: None.
3. Environmental Advisory Committee:
 - a. Creation of Bridgeville Garden Club discussion
The Planning Commission agreed that this Club should be outside of the auspices of the Borough and an independent organization.
 - b. Dark Sky regulations discussion
Ms. Cimarolli stated that during the Public Hearing process for the Downtown Zoning District, a letter was received from a citizen to consider implementing Dark Sky regulations in the Borough. She recommended that the Commission study this, determine how much more it would cost to start implementing some of this lighting and

eventually implement it in a phased approach. The Commission agreed that the concept should be studied more. All were in favor of it but wanted to learn more about it.

Mr. Tolmer stated that he likes the idea and its benefits.

- c. Bridgeville Shade Tree Commission
Mr. Livingston stated that the Commission's inaugural meeting will be held, Monday, October 6, 7PM.

Ms. Cimarolli stated that the west side of Bridgeville lacks a park and suggested that the Commission research the possibility of creating a small park on the west side of Washington Avenue.

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that most lights in the Borough are Bridgeville streetlights. He said that the color of the Borough's streetlights is not conducive for human sleep and asked the Manager to research what other options are available for the Boroughs streetlights operated by West Penn Power and those along Washington Avenue.

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