

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
March 23, 2026 – 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, Elizabeth Bellaver, and Joseph Kauer Borough Manager / Zoning Officer

Absent: None.

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

Mr. Mike Neely, 320 Center St., spoke for the need for improved pedestrian crossings along Washington Avenue, specifically the area near Hickman Street. Mrs. Bellaver stated that this issue is common in all areas of the Borough. The Manager explained that the Borough did receive a grant to install a mid-block pedestrian crossing signal for Bower Hill Road at Commercial Street that will be installed later this year. He suggested that if it proves to be successful, it can be replicated elsewhere in town. Mr. Livingston stated that he suggested to the County that they develop a County-wide pedestrian safety messaging program.

ADOPTION OF MINUTES:

February 23, 2026

Motion to adopt the February 23, 2026, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Ms. Guiliani; motion carried unanimously.

NEW BUSINESS:

1. Conditional Use Permit Application, 414 Margaret Street, Pittsburgh Pottery
Mr. Livingston reported that an application from Pittsburgh Pottery has been received to operate a Light Manufacturing space on the ground floor, with educational studio on second floor at 414 Margaret Street. He stated that the Engineer has reviewed the plan and had three comments that need addressed to obtain full zoning compliance, those being a planting within the parking lot, the construction of a dumpster enclosure and the submittal of an exterior lighting plan. The applicant, Blake Anthony, was present and stated that he has no problem addressing these concerns. Ms. Cimarolli questioned Mr. Blake as to his planned opening? Mr. Blake stated that he hopes later this year. Motion to recommend permit approval to the Borough Council without conditions was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

OLD BUSINESS:

2. Comprehensive Plan – Downtown Business Development
Mr. Livingston stated that in the Comprehensive Plan there is a plan to advance business development that included the creation of a downtown committee and hiring a dedicated staff person. Ms. Cimarolli stated that getting businesses together is a great idea, but we need a specific objective rather than just meeting to meet. Mr. Tolmer stated that business development is a sales job, we need to develop a way to sell Bridgeville. Mrs. Bellaver stated that there is a difference between sales and marketing and no one is currently selling Bridgeville. The Commission agreed to continue this conversation at next month's meeting.
3. 5-10 Year Planning Discussion

Mr. Livingston asked the Commissioners to complete the survey by next Monday so that at the April meeting, we can review and prioritize from the survey's results. Ms. Guiliani stated that she will graph the results.

4. Environmental Advisory Committee:
Ms. Guiliani reported that Earth Day 2026 Community Clean Up Day will be held Saturday, April 18, meeting 9AM at Borough Building.

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

Councilman Nick Ciesielski, thanked the Commission and asked them if there was a suggestion on what can be done to hold property owners more accountable? Mr. Livingston replied the Borough needs to work proactively.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 8:15PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer