

Avalon • Bellevue • Ben Avon

Joint Planning Commission

JPC REGULAR MEETING

Monday, August 25, 2025 • 7:00 PM

Avalon Borough Building, 640 California Avenue, Avalon, PA 15202

Courteous and respectful communication is essential to holding an effective public meeting. Individuals are welcome to address the Joint Planning Commission during the specified public comment portion of the meeting agenda. Each speaker will be recognized by the Chair in turn. Speakers must state a name and residential address so that the Secretary may record the proceedings accurately. All speakers are requested to adhere to the following:

- *Direct comments only to the JPC.*
- *Limit speaking time to a maximum of three (3) minutes.*
- *Share a public comment only once, unless JPC asks the speaker questions that warrant additional comment.*

MEETING AGENDA

- I. Call to Order
- II. Roll Call

JOINT PLANNING COMMISSIONERS	
Vacancy	Bellevue
Todd Demangone, Vice Chair	Avalon
Bri Erskine, Secretary	Bellevue
Valerie Cupps	Avalon
Bruce Hall	Ben Avon
Dameon Holmes	Bellevue
Vacancy	Ben Avon
Michael Kurela, Alternate	Avalon
Justin Martin	Avalon
Craig Riegelnegg	Ben Avon

SOLICITOR	
Weston Pesillo	Ben Avon

- III. Approval of Minutes
 - A. May 19, 2025, Regular Meeting
 - B. June 23, 2025, Regular Meeting
 - C. July 28, 2025, Regular Meeting

Regular JPC meetings are held on the 4th Monday of each month at 7:00 PM in Avalon Council Chambers, 640 California Avenue, Avalon, PA 15202.

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IV. Reports

- A. Chair
- B. Vice Chair
- C. Secretary
- D. Solicitor
- E. Borough Updates
 - 1. Avalon
 - a. Together We Rise steering committee update
 - 2. Bellevue
 - a. Together We Rise steering committee update
 - b. Bellevue Downtown Overlay District Proposal
 - 3. Ben Avon
 - a. Together We Rise steering committee update

V. Old Business

- A. Planning Education
 - 1. APA Planning Officials Training Program
 - a. Essential Skills Video – Roles and Responsibilities, *22 minutes*
- B. Comprehensive Plan Update
- C. Short-term Rental Ordinance

VI. New Business

- A. Vote: Reconfigured Kuhn's parking lot

VII. Public Comment

VIII. Commissioner Comment

- A. Reviewing current code language for setbacks for accessory structures in residential districts

IX. Agenda for Next Meeting

X. Adjournment

Next Regular Meeting: Monday, September 22, 2025, in Avalon Borough Building at 7:00 PM

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