

**ECONOMY BOROUGH PLANNING COMMISSION
MINUTES OF JUNE REGULAR MEETING**

DATE: June 5, 2017

Present: J. Blumling, D. Carlson, R. Kowal, M. Kowalski, D. Lang, B. Meegan, A. Mutschler, J. Tepsic (Planning Commission Consultant).

Absent: R. Loedding, C. Pcsolyar.

Others Present: Charles Coe (488 Big Knob Road, Rochester, PA 15074).

After review, the minutes from the May 1, 2017 meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for Subdivision by: Alex and Geraldine Werner Plan of Lots (Geraldine and Alex Werner, 126 Howard Road, Sewickley, PA 15143) (03-01-17):

At the May meeting, the Planning Commission learned that the plan was rejected by Economy Borough Council at its April meeting. Since the Council meeting, Planning Commission Consultant Lincheck forwarded suggestions to Borough Engineer Shoup to redo the plan to meet Borough requirements.

On May 25, 2017, Baker received the revised application of the Werner Plan of Lots to subdivide tax parcel 60-185-26 (Lot 1) creating a new parcel (Lot 2). After the subdivision, Lot 1 will be 60.182 acres and Lot 2 will be 5.527 acres. The property is located in an R-A Rural Agricultural District.

Due to the lack of frontage on a public street (Howard Road), the owners are requesting a modification of the Subdivision and Land Development Ordinance Section § 163-20-A.6 which states:

§ 163-20-A.6 - All lots shall abut by their full frontage on a publicly dedicated street. Lots abutting on a private street shall not be approved, unless a modification is granted in accordance with § 163-54 and all of the requirements of § 163-19-N are met.

In order to meet the requirements of § 163-19-N (9), the owners are constructing a private street that meets the Borough standards for a public street. The detailed cut sheets were included in the plans.

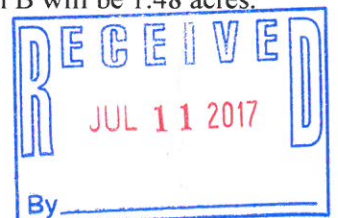
The revised plan submission included the following: Werner Plan of Lots Topography & Utility Plan and Werner Plan of Lots Recording Plan

The revised application was reviewed for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision are governed by Chapter 163, Article VII. As such, the applicant is required to submit the plans and data under Section 163-15. The requirements of Chapter 180 also apply, in particular, the standards found in Article IV: R-A Rural Agricultural District. Based on this review, Planning Commission Consultant Lincheck indicated that there were no comments to be addressed.

Action taken: Motion by Bob Meegan to recommend plan approval to Borough Council. Seconded by Don Lang. Motion approved.

2. Application for Subdivision by: Thompson Subdivision (Alice B. Thompson, 1520 Highland Avenue, Conway, PA 15027) (06-01-17):

On May 10, 2017, Baker received the application of the Thompson Subdivision to subdivide tax parcel 60-013-0102 into two parcels. After the consolidation, the new Parcel A will be 0.46 Acres and Parcel B will be 1.48 acres. The property is zoned R-2 Suburban Residential District.



Based on the review, Planning Commission Consultant Lincheck recommended the application for approval with the condition that the following comments should be addressed:

- a. § 163-15.D.3 – The proposed use of the land.
Please state the proposed use of the land on the plans.
- b. § 163-15.D.6 – Available utilities, if public sewer and water, source and sewage disposal system should be indicated.
If available, please indicate the location of the public water and sewer systems on the plans.
- c. § 163-15.D.7 – Planning modules specified by the Pennsylvania Department of Environmental Protection.
The Planning Module form should be submitted to the Borough.

On June 2, 2017 Baker received the revised plans for the Thompson Subdivision. All of the previous comments have been addressed.

Action taken: Motion by Don Lang to recommend approval to Borough Council. Seconded by Roger Kowal. Motion approved.

3. Application for Subdivision by: PZ Northern Limited Partnership (610 Fifth Avenue, 5th Floor, New York, NY 10020) (06-02-17):

This plan was received prior to the meeting. According to Planning Commission Consultant Tepsic, several conditions needed to be met, including a variance granted by the Zoning Hearing Board.

Action taken: Motion by Roger Kowal to table the application for one month until after the Zoning Hearing Board decision and the recommended changes from Borough Engineer. Seconded by Don Lang. Motion approved.

4. House Numbers: Myron Kowalski reported that there has been no activity.

OLD BUSINESS:

1. Inquiry Regarding Rezoning Background and Alternatives: As follow-up from last month's inquiry from property owner Bryan Koehler, Chairman Blumling distributed a memo from Planning Commission Consultant Lincheck regarding rezoning Background and Alternatives. Group discussed spot zoning (not preferred) and three other options to fulfill resident request. After discussion, it was agreed to table what is front of us. Chairman appointed a subcommittee to investigate potential on Conway-Wallrose for overall district.

Motion to adjourn by Bob Meegan, seconded by Roger Kowal. Motion passed. Meeting adjourned at 7:55 p.m.

Signed _____
Chairman

Signed _____
Secretary