

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

*DATE: July 10, 2017*

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

Absent: R. Loedding.

Others Present: Adam B. Diaz (Attorney at Law, Buchanan Ingersoll & Rooney PC, One Oxford Centre, 301 Grant Street, 20<sup>th</sup> Floor, Pittsburgh, PA 15219), Michael McNamara (241 Cliff Road, Baden, PA 15005), Julie and Mike Beatty (215 Cliff Road, Baden, PA 15005), James V. Costanza (202 Edgewood Road, Sewickley, PA 15143), Bryan Koehler (2802 Conway Wallrose Road, Baden, PA 15005).

After review, the minutes from the June 5, 2017 meeting were approved as submitted on a motion by Don Lang. Seconded by Roger Kowal. Motion approved.

**NEW BUSINESS:**

1. Application for Subdivision by: PZ Northern Limited Partnership (610 Fifth Avenue, 5<sup>th</sup> Floor, New York, NY 10020). (06-02-17): On May 24, 2017, Baker received the original application of the Northern Lights Subdivision to subdivide tax parcel 60-174-0176 (51.30 acres) into four parcels. After the subdivision, the new parcels will be subdivided as follows:

- Lot 1: 0.79 acres
- Lot 2: 1.02 acres
- Lot 3: 0.61 acres
- Residual Parcel: 48.88 acres

The property is zoned C-1 General Commercial. Based on the initial review two comments were made to be addressed. The first comment indicated that two of the lots were below the minimum lot area and required variances. The second comment stated that the adjacent properties to the southeast and northwest were residential districts which require 50 feet side yard setbacks.

On June 26, 2017, Baker received the revised Northern Lights Subdivision Plan. The 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 VIII: C-1 General Commercial District. The initial comments with revised responses regarding section 180-42.A – Minimum lot area: one acre (43,560 square feet) were as follows - both Lot 1 and Lot 3 are below the minimum lot area for a C-1 General Commercial District. On the recording plans under General Note #3, the owners are indicating they will request a variance for the lot sizes which will be heard at the June 19<sup>th</sup> meeting.

It was communicated by counsel Diaz at the 7/10/17 Planning Commission meeting that the Zoning Hearing Board granted the variance at the June 19<sup>th</sup> meeting. There was also concern regarding the requirement detailed in section 180-42.F.(a) – Minimum side yard adjoining any Residential District: 50 feet. It was noted that the Residual Parcel is adjacent to the southeast and northwest by Residential Districts and the side yard setbacks illustrated on the plans do not meet the minimum 50 feet setback. This comment has been addressed.

In addition to the comments previously made, Shoup Engineering had an additional comment in their letter dated June 16, 2017 requesting that the Borough Planning Commission signature clause be included on the recording plan. This comment has been addressed.

After a brief presentation by counsel Diaz, there was extensive discussion regarding the plan proposal. Members Kowal and Mutschler stated that, in their opinion, the applicants didn't show a hardship or meet the criteria for being granted the variance in the first place.

Chairman Blumling asked for a voice vote on the motion to recommend revised plan approval to the Borough Council.

**Action taken:** Motion by Don Lang to recommend approval of revised plan to Borough Council. Seconded by Chad Pcsolyar. Motion approved 5-2 by voice vote (Yes – Blumling, Carlson, Kowalski, Lang, Pcsolyar; No – Kowal, Mutschler; Abstain – Meegan).

Following the vote, member Mutschler requested that abstaining member Meegan complete the PA Conflict of Interest Abstention Memorandum pursuant to Pennsylvania’s “Public Official and Employee Ethics Law” (65 PA CSA 1101 et seq). Copy of sample form attached to the minutes.

2. Application for Subdivision by: McNamara-Beatty Plan of Lots (Julie and Michael Beatty, 215 Cliff Road, Baden, PA 15005) (07-01-17): On June 23, 2017, Baker received the application of the McNamara – Beatty Plan of Lots to revise the lot line between tax parcels 60-185-175 (Lot 1, 7.876 acres) and 60-185-176 (Lot 2, 4.901 acres). After the lot line revision, the new Lot 1 will be 1.875 acres and Lot 2 will be 10.901 Acres. The property is located in Economy Borough and is zoned R-A Rural Agricultural.

This application has been 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 my review there are no comments to be addressed.

**Action taken:** Motion by Bob Meegan to recommend approval to Borough Council. Seconded by Roger Kowal. Motion approved.

3. Application for Subdivision by: McCormick & Costanza Plan of Lots (Anna A. McCormick, 1241 Big Sewickley Creek Road, Sewickley, PA 15143) (07-02-17): On July 1, 2017, Baker received the application of the McCormick & Costanza Plan of Lot Revision to revise the lotlines between tax parcels 60-19-207 (.133 acres) and 60-19-210 (Parcel A, .400 acres), and between tax parcels 60-19-210 (.251 acres) and 60-19-206 (Parcel B, .660 acres). After the lot line revision, the revised 60-19-207 parcel will be .533 acres and the revised 60-19-210 parcel will be .911 acres. The property is located in Economy Borough and is zoned C-1 General Commercial.

This 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 VIII: C-1 General Commercial District. Based on my review the following comments should be addressed:

- a. § 163-15-D.3 – The proposed use of the land.  
The plans currently do not state the proposed use of the land.
- b. § 180-42.A – Minimum lot area: one acre (43,560 square feet).  
The plans are creating two lots that do not meet the minimum lot size for the C-1 General Commercial District. There does not appear to be sufficient land to consolidate the lots and meet the minimum lot area on both properties. This would require a variance from the Zoning Hearing Board for both properties.
- c. § 180-42. – Area and Bulk Regulations.  
The plans do not illustrate the front, side, and rear yard setback lines for a property in a C-1 General Commercial District. Please revise.

**Action taken:** Motion by Don Lang to table this plan as it needs to be revised and send to the Zoning Hearing Board for review. Seconded by Myron Kowalski. 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. Chairman reviewed this at the July meeting. Using the large zoning maps of the borough, there was group discussion regarding what possibilities exist for commercial districts. Chairman appointed a subcommittee to investigate potential on Conway-Wallrose for commercial district designation.

Motion to adjourn by Don Lang, seconded by Myron Kowalski. Motion passed. Meeting adjourned at 8:10 p.m.

Signed \_\_\_\_\_  
Chairman

Signed \_\_\_\_\_  
Secretary