

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

DATE: August 7, 2017

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

Absent: D. Carlson, M. Kowalski.

Others Present: None.

With the addition of Bob Meegan's written statement as to why he abstained from the vote on the application for subdivision by PZ Northern Limited, minutes from July 10, 2017 meeting were approved on a motion by Don Lang. Seconded by Chad Pcsolyar. Motion approved.

NEW BUSINESS:

1. Application for Subdivision by: Keller-Henschel Plan Subdivision (Corner of Grove Hill Road and Winterset Road. (08-01-17): On August 3, 2017, Baker received the application of the Keller – Henschel Plan of Lots to consolidate and subdivide three lots into two. The lot line between tax parcels 60-22-310 (Lot 482, 0.588 acres) and 60-22-311 (Parcel B, 0.467 acres) shall be removed creating a new Lot 482R (1.055 acres). Also, the lot line between tax parcel 60-22-309 (Lot 484, 0.556 acres) and Parcel A (0.055 acres) shall be removed creating a new Lot 484R (0.611 acres). The property is located in Economy Borough and is zoned R-1 Restricted Residential.

Proposed plan 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 V: R-1 Restricted Residential District. Based on review, the plans are creating a lot (484R) that does not meet the minimum lot size per section § 180-21.A – Minimum lot area: one acre (43,560 square feet). This would require a variance from the Zoning Hearing Board for this property.

Action taken: Motion by Bob Meegan to recommend that the subdivision be tabled until it is reviewed by the Zoning Hearing Board. Seconded by Roger Kowal. Motion approved.

2. 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 review the following should be addressed: 1) Section § 163-15-D.3 – The proposed use of the land. The plans currently do not state the proposed use of the land, 2) Section § 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, and 3) Section § 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.

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.

3. House Numbers: On behalf of Myron Kowalski, Chairman Blumling reported that there has been no activity.

OLD BUSINESS:

1. Inquiry Regarding Rezoning Background and Alternatives: Discussion on this topic will occur in September meeting.

2. Fee Schedules: Still ongoing. Planning Commission Consultant Lincheck to send email to Borough Engineer Shoup to initiate action on proposed grading ordinance.

Motion to adjourn by Don Lang, seconded by Chad Pesolyar. Motion passed. Meeting adjourned at 8:13 p.m.

Signed _____
Chairman

Signed _____
Secretary