



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

DATE: October 2, 2017

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

Absent: none.

Others Present: Carol Schomaker (105 Grove Hill Road, Baden, PA 15005).

Minutes from September 11, 2017 meeting were approved on a motion by Dick Loedding. Seconded by Roger Kowal. Motion approved.

OLD 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.

Since the last meeting, Chairman Blumling spoke with applicant David Henschel and told him that his application has to go to Zoning Hearing Board due to its nonconformance to the borough Ordinance as submitted.

Action taken: Motion by Dick Loedding to deny the plan as submitted. Seconded by Bob Meegan. Motion approved.

NEW BUSINESS:

1. “Tiny Houses” Seminar: Planning Commission Consultant Lincheck reported that he recently attended a seminar on “tiny houses” in North Sewickley Township. As follow-up, he will summarize for the members local ordinances regarding tiny homes so the borough can be prepared to address.
2. Inquiry Regarding Rezoning Background and Alternatives: Member Meegan request that a small group get together to discuss sections of Conway-Wallrose and Big Sewickley Creek Road and possible consideration for rezoning. Further discussion on this topic expected at November meeting.
3. Update and Creating Fee Schedules for Grading Ordinance: Still ongoing. Don Lang provided update regarding what changes need to be made to draft ordinance. Focus will be on getting feedback from Borough Engineer in next development phase. Planning Commission Consultant will also incorporate changes and provide clean draft for Planning Commissioners Don Lang and Bob Meegan to review. Fee schedule still needs to be developed.
4. House Numbers: Myron Kowalski reported that there has been no activity.

OLD BUSINESS:

1. Legislating Backyard Chickens: Chairman reported that he received an email from the Borough Manager regarding the need to legislate backyard chickens to provide guidelines to the Code Enforcement team to use to handle complaints and inquiries (i.e. lot size – ¼ or ½ AC, structures required and/or storage, etc.).

Chairman will request the Borough Manager to get input from the code enforcement team.

Motion to adjourn by Audrey Mutschler, seconded by Don Lang. Motion passed. Meeting adjourned at 8:03 p.m.

Signed _____
Chairman

Signed _____
Secretary