

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

DATE: November 6, 2017

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

Absent: none.

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

Minutes from October 2, 2017 meeting were approved on a motion by on Lang. Seconded by Myron Kowalski. Motion approved.

NEW BUSINESS:

1. Application for Subdivision by: Semonik-Daugherty Plan of Lots (Brad Semonik, 1510 Big Sewickley Creek Road, Sewickley, PA 15143 (11-01-17))

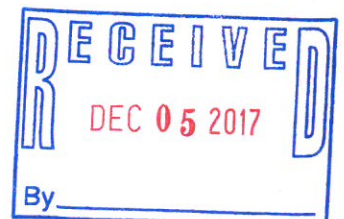
On October 30, 2017, Baker received the application of the Semonik-Daugherty Plan of Lots to revise the property lines between three existing lots. Tax parcel 60-185-127.1 will gain an additional 0.211 acres from tax parcel 60-185-128, referred to as Lot 1 on the plans. Tax parcel 60-185-128 will lose the 0.211 acres previously mentioned but also gain an additional 0.308 acres from tax parcel 60-185-125.1, referred as Lot 2 on the plans. Subsequently, tax parcel 60-185-125.1 will lose the 0.308 acres, referred as Lot 3 on the plans. After the consolidation, the new Lot 1 will be 0.893 Acres, Lot 2 will be 11.052 acres, and Lot 3 will be 2.617 acres. The properties are zoned R-2 Suburban Residential District.

The plan 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 VI: R-2 Suburban Residential District. Planning Commission Consultant Lincheck recommended that the Subdivision Application be recommended for approval to the Borough Council with the condition to address any comments the Planning Commission may have.

Action taken: Motion by Don Lang to recommend plan approval to the Economy Borough Council pending favorable comments from the Beaver County Planning Commission. Seconded by Chad Pesolyar. Motion approved.

OLD BUSINESS:

1. Inquiry Regarding Rezoning Background and Alternatives: Planning Commission Consultant Lincheck provided the work committee with sample neighborhood commercial district ordinances concerning proposed principal uses. Member Meegan reviewed the list and proposed uses to be deleted as options. The proposed area starts at the closed creamery on Conway-Wallrose Road to Big Sewickley Creek Road intersection. Much discussion concerning proposed uses listing and revised map. The group is awaiting additional input from Planning Commission Consultant Lincheck.
2. Creating Fee Schedules for Proposed Grading Ordinance: Still ongoing. Planning Commission Consultant Tepsic reported that colleague Lincheck is making revisions to incorporate changes made by work team and provide clean draft for Planning Commissioners Lang and Meegan to review. Planning Commission Consultant Lincheck will be forwarding fee structures from other boroughs and townships.
3. House Numbers: Myron Kowalski reported that there has been no activity.



NEW BUSINESS:

1. Draft Zoning Ordinance Amendment – Include Regulations for Nonconforming Lot Size: Planning Commission Consultant Lincheck had forwarded a draft amendment for the nonconforming lot size of single family residential properties. Borough Manager has reviewed and agrees with this. Some discussion.

Action taken: Motion by Don Lang to recommend approval of proposed ordinance amendment to Economy Borough Council. Seconded by Dick Loedding. Motion approved.

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

Motion to adjourn by Bob Meegan, seconded by Dick Loedding. Motion passed. Meeting adjourned at 7:48 p.m.

Signed _____
Chairman

Signed _____
Secretary