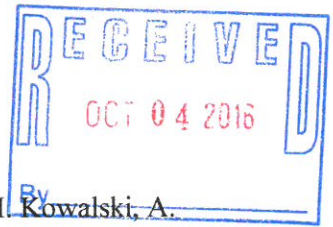


**ECONOMY BOROUGH PLANNING COMMISSION  
MINUTES OF SEPTEMBER REGULAR MEETING**

*DATE: Sept. 12, 2016*



Present: J. Blumling, D. Lang, M. Lincheck (Planning Commission Consultant), R. Loedding, M. Mutschler, B. Meegan, R. Kowal.  
Absent: D. Carlson, C. Pcsolyar.  
Others Present: None.

After review, the minutes from the August 1, 2016 meeting were approved on a motion by Bob Meegan. Seconded by Don Lang.

**OLD BUSINESS:**

1. Application for subdivision by: Northview Estates Plan of Lots #5 (David Poling, 230 Dogwood Circle, Baden, PA 15005) (07-01-16): The application of the Northview Estates Plan of Lots #5 seeks to revise the parcel boundaries between two properties on Dogwood Circle. The application would redraw the parcel boundaries of the existing properties to create a new Lot 119R (tax parcel 60-31-418 at 1.42 AC) and Parcel Y (tax parcel 60-31-134.1 at 2.59 AC). The properties are zoned R-2, Suburban Residential.

Application was reviewed this application 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. Based on Planning Commission Consultant review there are not comments to be addressed.

At July meeting a motion was approved recommending approval of proposed subdivision with condition to address any comments the County Planning Commission may have. Favorable comments came back from county. There was separate discussion during meeting as a neighbor (Mr. Musgrave) had an issue with the Plan of 2003 and needed to get an easement recorded. This issue has since been resolved.

**Action taken:** Motion by Don Lang to reaffirm recommending approval of subdivision plan as submitted. Seconded by Roger Kowal. Motion approved.

**NEW BUSINESS:**

1. Application for subdivision by: John and Linda Rendos Lot Consolidation Plans (John and Linda Rendos, 88 Bradford Park Road, Baden, PA 15005) (09-01-16): The application would consolidate tax parcel 60-28-218 and tax parcel 60-28-217 into one property on Bradford Park Road. The application would create a new Lot 704R (1.342 AC). The properties are zoned R-1 Restricted Residential District.

Consultant Lincheck reviewed this application 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 his review there the following comment should be addressed:

- 163-15.D.2.d – The title should include the north point, date and graphic scale
  - Please provide a graphic scale on the drawings.

**Action taken:** Motion by Don Lang to recommend approval to the Borough Council with the condition to provide the graphic scale to the drawings. Seconded by Roger Kowal. Motion approved.

2. Application for subdivision by: Naomi Price Plan of Lots (Naomi Price, 425 Sproat Avenue, Freedom, PA 15042) (09-02-16): The application would subdivide tax parcel 63-13-226 into two properties on Sproat Avenue. The application would create a new Lot 1 (0.951 AC) and new Lot 2 (1.46 AC). The properties are zoned R-2, Suburban Residential.

Consultant Lincheck has reviewed this application 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. .

**Action taken:** Motion by Bob Meegan to recommend approval of proposed plan to Borough Council. Seconded by Myron Kowalski. Motion approved.

**OLD BUSINESS:**

1. Enforcement of Ordinance: At the August meeting, two residents (Ray and Rich Mattern) spoke regarding the problem they are having with the neighbor of their aunt's home located cutting their entire lawn. Per code, the neighbor is cutting the 50" cut circle as specified in the ordinance (section 124 – parts 1-5). The Matterns would like the Planning Commission to look at changing the way the ordinance is currently written. As follow-up, it was agreed that consultant Lincheck will look into the ordinance and see what the options might be to address their situation.

At the September meeting, consultant Lincheck reported that the grass issue is a code enforcement situation. As a result (and that no safety and health issues arise), no changes are to be made to the current borough ordinance.

2. Chickens & Bees – Need for Revisions to Ordinance: Several examples of chicken-specific ordinance language was forwarded from consultant Lincheck from Edgewood, Mt. Lebanon and Shaler. Bee problem on hold. Consultant Lincheck to draft ordinance language for both topics and present at next meeting.

**NEW BUSINESS:**

1. House Numbers: Myron Kowalski reported no new house numbers issued.

Motion to adjourn by Roger Kowal, seconded by Don Lang. Motion passes. Meeting adjourned at 7:52 p.m.

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

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