

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

DATE: Feb. 4, 2019

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

Absent: none.

Others Present: David Lucci (Victor Wetzel Associates, 409 Broadview Street, Sewickley, PA 15143), Celia Janosik (305 Hoenig Road, Sewickley, PA 15143), Linda Maslanik Stanley (139 Winterset Rd., Baden, PA 15005), Julie DiCenzo (127 Skymark Lane, Sewickley, PA 15143), and Steve White (475 Amsler Ridge Road, Sewickley, PA 15143).

Note that Reorganization meeting – typically held at first meeting of year in January – was postponed to February meeting due to lack of adequate public notice.

REORGANIZATION OF PLANNING COMMISSION

The Chairman asked for nominations for Chairman:

Jim Blumling, nominated by Don Lang

Seconded by Chad Pcsolyar.

Motion to close by Myron Kowalski, seconded by Dick Loedding

Motion approved.

Jim Blumling elected Chairman.

The Chairman asked for nominations for Vice-Chairman:

Dick Loedding, nominated by Don Lang

Seconded by Audrey Mutschler.

Motion to close by Bob Meegan, seconded by Chad Pcsolyar

Motion approved.

Dick Loedding elected Vice-Chairman.

The Chairman asked for nominations for Secretary:

Dave Carlson, nominated by Audrey Mutschler

Seconded by Bob Meegan.

Motion to close by Myron Kowalski, seconded by Don Lang

Motion approved.

Dave Carlson elected Secretary.

Motion by Dick Loedding to reappoint Michael Baker as Planning Commission consultant. Seconded by Jim Blumling. Motion approved.

Meeting dates were also confirmed during the meeting. The general rule is that the Planning Commission meetings are the first Monday of the month; when there are holidays, they move to the second Monday of the month.

After review, the minutes from the December 3, 2018 meeting were approved as submitted on a motion by Chad Pcsolyar. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Application for subdivision by: Anthony and Janet Janicki – Janicki Plan of Lots (1000 Phillips Street, Baden, PA 15005) (02-01-19). On December 11, 2018, Baker received the application of the Janicki Plan of Lots to subdivide tax parcels 601-650-194 (1.169 acres) titled Lot 1 and 60-185-0373 into two lots. After the lot line

revision, the revised Lot 1 will be 8.14 acres and the revised Lot 2 will be 21.74 acres. The property is located in Economy Borough and is zoned R-2 Suburban Residential.

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 VI: R-2 Suburban Residential District.

Based on the review the following comments should be addressed:

1. Please provide a DEP sewage planning module exemption
2. The side yard setback adjacent to the private access drive and the Suckfiel property is incorrectly labeled as a front yard setback
3. Please indicate on the plans the location where the public road stops and the private road starts. The Beaver County GIS portal is displaying the public ROW to be further back on the plans.
4. Please indicate the owner of the private road on the plans
5. § 163-19.N.9 - The cartway and other design requirements for a private street shall meet the Borough construction standards for a public street, unless a modification to one or more of those requirements is granted in accordance with § 163-54 of the Subdivision and Land Development Ordinance
6. § 163-19.N.10 - Please indicate on the plans that the Borough will have no maintenance responsibilities of the private road
7. § 163-19.N.11 – An agreement obligating the property owners of all lots abutting the private street to maintain the private street shall be submitted with the application and shall be recorded with the approved plat.

It was reported at the meeting by Planning Commission Consultant Lincheck that all requested items were received. There was discussion regarding the plan and plan location.

Action taken: Motion by Dick Loedding to recommend approval by Borough Council based on Council granting modification to private road request. Seconded by Bob Meegan. Motion approved.

2. Application for subdivision by: James and Beth Dreyer – Dreyer Plan of Lots (1616 Highland Road, PA 15027 (02-02-19). On December 21, 2018, Baker received the application of the Dreyer Plan of Lots to revise the property lines between two existing lots. Tax parcel 60-13-112.1 will gain an additional 0.516 acres from tax parcel 60-13-1116.1, referred to as Lot 1 on the plans. Subsequently, tax parcel 60-13-1116.1 will lose the 0.516 acres, referred to as Lot 2 on the plans. After the consolidation, the new Lot 1 will be 1.0 Acres, Lot 2 will be 0.514 acres. The properties are zoned R-2 Suburban Residential District.

The 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 VI: R-2 Suburban Residential District. Based on the review there are no comments to be addressed.

Action taken: Motion by Don Lang to recommend approval of plan to Borough Council. Seconded by Roger Kowal. Motion approved.

3. Concerned Residents & Area Citizens Regarding Planned Drilling Activity Scheduled to Begin on Amsler Road. Group present at meeting to ask that the Planning Commission reexamine zoning ordinance related to drilling for natural gas. Group expressed concern about planned level of traffic and noise-causing drilling activity in Amsler Road and adjacent areas. After discussion, it was suggested that this group request time at the next

scheduled Borough Council meeting on 2/26/18. Planning Commission Consultant Lincheck will also look for best practices by other municipalities to strengthen enforcement to help ensure safety and minimal disruption for residents.

4. House Numbers: Myron Kowalski reported that Parcel 60-006-03-03-000 now has a house number - it is 207 Howard Road, Sewickley, PA 15143

Motion to adjourn by Don Lang, seconded by Bob Meegan. Motion passes. Meeting adjourned at 8:18 p.m.

Signed _____
Chairman

Signed _____
Secretary

**ECONOMY BOROUGH PLANNING COMMISSION
MEETING DATES FOR 2019**

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

August 5, 2019

September 9, 2019

October 7, 2019

November 4, 2019

December 2, 2019

Note: First meeting in 2020 – January 6, 2020