

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

DATE: December 7, 2021

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

Absent: none.

Others Present: Jesse Hernandez (1119 Phillips Street, Baden, PA 15005), Amanda Peterson (Penn Energy, 100 Commerce Drive, Pittsburgh, PA 15275), Brett Schultz, VP Development (Weaver Homes, P.O. Box 449, Mars, PA 16046), Ryan A. Mastkowski, Project Manager – Land Development (Rettew, One Robinson Plaza, 6600 Steubenville Pike – Suite 200, Pittsburgh, PA 15205).

After review, motion by Audrey Mutschler to approve the minutes from the meeting of November 1, 2021 as submitted. Seconded by Bob Meegan. Motion approved.

OLD BUSINESS:

Application for Subdivision by: Courtyard at Lakeside Village (Rettew on behalf of Weaver Master Builders (P.O. Box 449, Mars, PA 16046). 08-01-21.

As summarized previously, the property is currently zoned R-2. Proposal is for 134 units with an average 1.6 homes per acre as conditional use (PRD). All will be single-family homes and there will be no age restrictions. As part of the plan, they are proposing a new point of access in Conway Wallrose Road. Sidewalks will be present on both sides of the streets within the plan. Sewage (EBMA) and water (AWA) with existing providers.

Representatives from Weaver Homes and the engineering firm Rettew provided an overview of the subject plan located at the northwest intersection of Pfaff Road and Conway Wallrose Road. Response letter from Borough Engineer Shoup was received and reviewed during the meeting. Brett Schultz indicated that neither Weaver Homes nor Rettew have no objections with the issues raised and, where noted, accompanying solutions raised in the Borough Engineer's response letter. Schultz noted that there will be an earth work and a road work phase done in response to demand (he estimates that there will be three phases of earth work). There was also brief discussion of an 8/31/21 comment letter from Planning Commission Consultant Lincheck. The Planning Commission recommended Preliminary plan approval to Borough Council at its September 2021 meeting.

At December 2021 meeting, Mr. Schultz and Mr. Mastkowski presented the first phase of the proposed development for approval. In this phase, there will be construction of the clubhouse and forty (40) single-family homes. Other permit submissions continue.

Action taken: Motion by Bob Meegan to recommend approval to Borough Council conditionally upon the satisfaction of Borough Engineer comments. Seconded by Audrey Mutschler. Motion approved. Don Lang abstained.

NEW BUSINESS:

1. Samba-Wilburn Lot Consolidation (Miranda Samba and Sharon Wilburn, 216 Millstream Lane, Zelienople, PA 16063). 12-01-21. Two lots located on Cooney Hollow Road. Applicant would like to combine tax parcels 60-40-137, 60-40-138, and 60-40-139 into a new parcel totaling 2.013 acres. The properties are zoned R-2 Suburban Residential District. Planning Commission Consultant Lincheck has reviewed the 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 163-16. The requirements of Chapter 180 also apply the standards found in Article VI: R-2 Suburban Residential District and Article VIII C-1 General Commercial District. Based on review, there are no comments to address.

Action taken: Motion to recommend plan approval to Borough Council by Don Lang. Seconded by Audrey Mutschler.

2. Zassick Plan of Homes (Nancy Zassick, 40 Zassick Drive, Sewickley, PA 15143). 12-02-21.

Applicant would like to combine tax parcel 60-194-211.3 with tax parcels 60-194-211 and 60-194-211.1, labeled Lot 1R (1.539 acres) and Lot 3R (1.202 acres) on the subdivision plans. 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 163-16. The requirements of Chapter 180 also apply the standards found in Article VI: R-2 Suburban Residential District and Article VIII C-1 General Commercial District. Based on review, there are no comments to address.

Action taken: Motion to recommend plan approval to Borough Council by Don Lang. Seconded by Audrey Mutschler.

3. Planning Commissioner Terms: Chairman Blumling reported that terms were approved by Borough Council for Audrey Mutschler and Roger Kowal. Chairman Blumling also informed the group that a new member was appointed – Jesse Hernandez. It was also noted that Dick Loedding will be leaving after this meeting. Chairman Blumling thanked Mr. Loedding for his nearly 30 years of service to the Borough and wished him well.

4. Penn Energy Update: Ms. Peterson said nothing new to report.

5. House Numbers: Myron Kowalski reported no activity.

Motion to adjourn by Bob Meegan, seconded by Myron Kowalski. Motion approved. Meeting adjourned at 7:45 p.m.

Signed _____
Chairman

Signed _____
Secretary

**ECONOMY BOROUGH PLANNING COMMISSION
MEETING DATES FOR 2022**

January 3, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022

August 1, 2022

September 12, 2022

October 3, 2022

November 7, 2022

December 5, 2022

Note: First meeting in 2023 – January 2, 2023