

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

*DATE: July 11, 2022*

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

Absent: J. Hernandez.

Others Present: Christopher R. Jackson (MDM Surveyors & Engineers, 375 Northgate Drive, Warrendale, PA 15086), Debbie and Rick Queer (89 Mary Reed Road, Baden, PA 15005), Ned Mitrovich (LSSE, 846 Fourth Avenue, Coraopolis, PA 15108).

Motion by Don Lang to recommend approval of the minutes of the 6/6/22 meeting. Seconded by Audrey Mutschler. Motion approved.

**NEW BUSINESS:**

1. Application for subdivision by: Joseph & Genevieve Chehovits Plan of Lots (Co-Applicants – Debbie and Rick Queer, 89 Mary Reed Road, Baden, PA 15005 and Patrick Wertz and Alexei Kroh, 95 Mary Reed Road, Baden, PA 15005). 07-01-22.

Two separate lots since 1990. While having a survey update done, Mr. Queer discovered that his shed was on his neighbor's property. After discussion with the neighbors, they decided to apply to have the lot line adjusted to reflect the inclusion of the shed on the Queer parcel. The application requests that the lot line be moved separating tax parcel 60-175-138 (labeled Lot 1-R, 2.190 acres) and tax parcel 60-175-138.004 (labeled Lot 2-R, 1.576 acres) and to dedicate a portion of both tax parcels for highway purposes (0.242 acres). The properties are zoned R-2 Suburban Residential District.

Planning Commission Consultant Ristau has reviewed this revised submission for conformance with the Subdivision and Land Development and Zoning Ordinances. The requirements of Chapter 180 also apply, particularly, the standards found in Article VI: R-2 Suburban Residential District. Based on review, there was one comment – “Add a signature block for the Borough Planning Commission as detailed in the response letter.” This comment was resolved prior to the July meeting. The proposed plan reviewed and approved by Beaver County Planning Commission and Borough Engineer. All their respective comments were also resolved prior to the July meeting.

**Action taken:** Motion by Chad Pcsolyar to recommend plan approval to Borough Council. Seconded by Bob Meegan. Motion approved.

2. Application for subdivision by: Village Bradford Park PRD Land Development Plan (Bayberry North Associates, LP, 138 Rosemary Lane, Baden, PA 15005). 06-01-22.

The revised application was received for the revised application of the Village Bradford Park PRD Land Development Plan to develop one parcel (60-175-0222.002) of land located on Rosemary Lane on the east side of Conway Wallrose Road. The developer is proposing to build an additional 13 units of the original 38 proposed units, and the associated parking, landscaping, and stormwater management facilities. These 13 units are proposed as a triplex, a fourplex, and a six-unit townhouse.

The plan submission included the following: 1) PRD Application Form, 2) Erosion and Sedimentation Control Plan and Report, 3) Stormwater Management Plan and Report, 4) Post-Construction Stormwater Management Plan, and 5) a set of Site Development Plans including Title Sheet, Existing Conditions, Construction Plan, Utility Plan, Profiles, and Details.

The application was reviewed by the Planning Commission Consultant for conformance with the Subdivision and Land Development and Zoning Ordinances. Based on this review and the review of the original approved plan, the following items have already been approved:

- Minimum lot size of 8.09 acres (180-56-A)
- No detached single-family dwellings (180-56-C-1)
- Density of 4.7 units per acre (180-56-E)
- Only one mean of access (180-57-A-1)
- A buffer based on elevation and distance (180-59)

A few corrections were requested:

- 180-62-F-2 Accurately dimensioned locations for all proposed buildings, structures, parking areas, and common open space.
  - Label the dimensions of the buildings and parking areas as well as the separation between the each of the buildings and between the buildings and roadway.
- 180-62-F-4 Building elevation drawings for all principal structures, other than single-family dwellings.
  - Provide elevation drawings for each of the proposed buildings.

There were also comments received in separate letters from the Borough Engineer and the Beaver County Planning Commission. Planning Commission Consultant Ristau reported that all comments have been addressed and the proposed plan is ready for review and approval. Developer representative Ned Mitrovich presented revised plan with support letters detailing that all requested revisions had been made (these were circulated to all Planning Commission members prior to the meeting).

**Action taken:** Motion by Audrey Mutschler to recommend plan approval to Borough Council. Seconded by Roger Kowal. Motion approved.

3. **House Numbers:** Via email, Myron Kowalski had forwarded a house number assigned for 107 Barto Road (Parcel #60-185-0163-003) owned by Carol Rusbarsky.

**OLD BUSINESS:**

1. **Sign Ordinance Update:** Based on input received during prior meetings, Planning Commission Consultant Ristau forwarded draft ordinances for Signs and Chapter 147 – Political Signage. Group discussed proposed format. Group appreciated the addition of pictorial drawings of the various signs – this will help applicants and businesses to understand and meet the requirements. Group requested that the draft ordinances be formatted as acceptable by Borough management – Planning Commission Consultant Ristau to request how they would like the ordinances formatted for Borough Council consideration.

**Action taken:** Motion by Bob Meegan to recommend “Signs” ordinance and “Chapter 147 – Political Signs” ordinances to Borough Council. Seconded by Chad Pcsyoler. Motion approved.

Motion to adjourn by Bob Meegan, seconded by Audrey Mutschler. Motion passes. Meeting adjourned at 7:50 p.m.

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

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