

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

DATE: October 3, 2022

Present: J. Blumling, D. Carlson, R. Kowal, M. Kowalski, D. Lang, C. Pcsolyar, J. Miller (Planning Commission Consultant).

Absent: A. Mutschler.

Others Present: Ned Mitrovich (LSSE, 846 Fourth Avenue, Coraopolis, PA 15108).

Motion by Chad Pcsolyar to recommend approval of the minutes of the 9/12/22 meeting. Seconded by Don Lang. Motion approved.

OLD BUSINESS:

1. 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. At July meeting, 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).

Since July meeting, all requested revisions have been made.

Action taken: Motion by Roger Kowal to recommend plan approval to Borough Council. Seconded by Myron Kowalski. Motion approved.

2. Application for subdivision by: Padezanin-Hendrickson Plan of Lots (Donald E. and Mary Jo Hendrickson, 1150 Conway-Wallrose Road, Freedom, PA 15042).

Planning Commission Consultant Ristau received the revised Padezanin-Hendrickson Plan of Lots to redraw the property line between tax parcels 60-011-606 and 60-011-614 to create two lots labeled Lot 1A, 15.24 acres, and Lot 2A, 1.44 acres. The properties are zoned R-2 Suburban Residential District.

The 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 163-16. The requirements of Chapter 180 also apply, particularly, the standards found in Article VI: R-2 Suburban Residential District. Planning Commission Consultant Ristau's recommendation that the Subdivision Application be recommended for approval to the Borough Council pending comments from the Beaver County Planning Commission.

According to Planning Commission Consultant present, plans are being revised but revised plan has yet to be received for review.

Action taken: As no representative from the applicant was present at the meeting, Chad Pcsolyar made a motion that the plan be tabled. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

House Numbers: Myron Kowalski reported one new house number assigned – 3445 Conway Wallrose Road (parcel number 60-185-0149-000), owner Doug Swankler.

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

Signed _____
Chairman

Signed _____
Secretary