

**2006**

**ANNUAL REPORT**

**ECONOMY BOROUGH  
PLANNING COMMISSION**

**James Blumling, Chairman  
David Carlson, Secretary  
Richard Hart  
Myron Kowalski  
Richard Lapinski  
Richard Loedding  
Audrey Mutschler  
Anthony Pane  
Robert Sacco**

**Roberta J. Sarraf, A.I.C.P.  
Borough Planning Consultant**

**Scott Shoup, PE  
Borough Engineer**

# ECONOMY BOROUGH PLANNING COMMISSION

## 2006 ANNUAL REPORT

In accordance with the requirements of Section 207 of the Pennsylvania Municipalities Planning Code (Act 247, as amended), the Economy Borough Planning Commission submits this Annual Report of the Commission's 2006 activities to Borough Council. In addition, this Annual Report outlines activities planned for 2007.

### Regular and Special Meetings

The Economy Borough Planning Commission held its regular monthly meetings during 2006 on the following dates:

January 9	July 10
February 6	August 7
March 6	September 11
April 3	October 2
May 1	November 6
June 5	December 4

A quorum was present at each meeting.

### In Memoriam

At the January 9, 2006 meeting, the Commission observed a moment of silence in memory of long-time member Al Deane who died in December, 2005.

### Subdivisions Recommended in 2005

During 2006, Planning Commission recommended approval of the following plans:

<u>Applicant</u>	<u>Date Recommended</u>	<u>Purpose of Plan</u>
3/6/06	Williamson Plan	Consolidate 3 lots into 2 lots at corner of Conway-Wallrose and Big Sewickley Creek Roads
5/1/06	Hedzik Plan	Subdivide 35 acres into one lot for existing dwelling and acreage
6/5/06	Colonna Subdivision	Combine 2 tax parcels into one
9/11/06	Wenglik Plan of Lots	Subdivide 6 acres into 3 lots (1 dwelling; 2 new building lots)
		<b>New lots created: 3 lots</b>

While the number of new building lots created in 2006 is very small (16 new lots were created in 2005), the number of units approved in two Planned Residential Developments (PRDs) totals 207 new dwellings.

### **Planned Residential Development (PRD)**

On March 6, 2006, the Planning Commission recommended Tentative Approval of the New Economy Village PRD proposed by National Development Corporation on the former ABC Drive-in site.

On July 10, 2006, the Planning Commission recommended Final Approval of the Willows at Economy (formerly New Economy Village PRD). The approved phases propose the construction of 45 2-family dwellings or 90 units. (The final phase, yet to be approved, will include four 6-unit townhouse buildings [24 more units] and a community building.)

On December 4, 2006, the Planning Commission recommended Final Approval of the First Phase of the Liberty Hills PRD proposed by Traditions of America on the Kenny Farm. Phase I will include the construction of 117 dwelling units in Economy Borough.

### **Rezoning Requests**

On February 6, 2006, the Planning Commission recommended approval of the rezoning of a portion of the Bemme property at the corner of Big Sewickley Creek Road and Conway-Wallrose Road from R-A to R-2.

On March 6, 2006, the Planning Commission recommended approval of the rezoning of one lot in the Williamson Plan from C-1 to R-2 to allow the construction of a new single family dwelling.

### **Conditional Use Applications**

There were no conditional use applications in 2006.

### **Land Developments**

There were no applications for non-residential land developments in 2006.

### **Pre-application Conferences**

The Planning Commission had pre-application conferences with the following applicants that did not result in submission of an application during 2006.

- 03/6/06 Discussed potential subdivision on Friel Road and issues related to rights of way for sewers and McGuire Road.
- 5/1/06 Discussed potential subdivision of property owned by Nanette Chalupiak on Daniel Drive.
- 9/11/06 Discussed potential commercial use of property on Wallrose Heights Road by Richard Zeak. Mr. Zeak was advised to apply for a use by special exception.
- 11/6/06 Discussed potential expansion of garden nursery (Stonebridge Farms) in C-1 District by Jeff and Jan Lopes to host events (weddings, parties).
- Discussed potential subdivision of property on Conway-Wallrose Road with Clive Spedding.
- Discussed potential subdivision of property on Tevebaugh Road with Jeff Schlichtkrull.

### **House Numbers**

Tony Pane reported at each monthly Planning Commission meeting regarding house numbers assigned to new dwellings.

### **SHALE Comprehensive Plan**

At the February 6, 2006 meeting, the Planning Commission reviewed the SHALE Regional Comprehensive Plan

At the March 6, 2006 meeting, the Planning Commission recommended to Borough Council that the SHALE Plan be adopted with the understanding that the Planning Commission may recommend modifications to the land use element for future consideration during the Zoning Ordinance update process.

At the July 10, 2006 meeting, the Chairman appointed a subcommittee of the Planning Commission to analyze planning issues and recommend amendments to the SHALE Regional Comprehensive Plan to provide more detailed land use policies for the Borough as a basis for the updating of the Zoning Ordinance and Zoning District Map.

A special meeting of the subcommittee was held with the Borough Planning Consultant on July 25, 2006.

At the August 7, 2006 regular meeting, the subcommittee presented outlines for six planning topics (water supply, sewers, market areas, Northern Lights, town center concept and objectives) for discussion by all the members of the Commission. The discussion continued at the September 11, 2006 regular meeting.

Planning goals and objectives were discussed at the October 2, 2006 regular meeting.

### **Ordinance Amendments**

On January 9, 2006, the Planning Commission recommended an amendment to the Borough street construction standards prepared by the Borough Engineer, including requiring an area in cul de sacs for pushing snow.

The Planning Commission discussed a proposed amendment to the Zoning Ordinance and several revisions to authorize personal wind energy systems and wind farms. This issue was discussed at several meetings (4/3/06, 8/7/06 and 10/2/06), but was not resolved during 2006.

### **Procedural Guidelines**

The Borough is continuing to utilize the procedural guidelines, application forms and the Planning Commission calendar initiated in January, 2006.

### **Activities for 2007**

The Commission will continue the following in 2007:

- Review of SHALE Comprehensive Plan and consideration of amendments to land use element specific to the Borough.
- Preparation of completely revised Zoning Ordinance.
- Evaluation of Zoning District Map in light of land use goals determined as part of SHALE Plan land use amendments.