



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

*DATE: Jan. 2, 2017*

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

Absent: R. Kowal, M. Kowalski.

Others Present: None.

*REORGANIZATION OF PLANNING COMMISSION*

The Chairman asked for nominations for Chairman:

Jim Blumling, nominated by Audrey Mutschler

Seconded by Dick Loedding.

Motion to close by Chad Pcsolyar, seconded by Don Lang

Motion approved.

Jim Blumling elected Chairman.

The Chairman asked for nominations for Vice-Chairman:

Dick Loedding, nominated by Audrey Mutschler

Seconded by Chad Pcsolyar.

Motion to close by Bob Meegan, seconded by Don Lang

Motion approved.

Dick Loedding elected Vice-Chairman.

The Chairman asked for nominations for Secretary:

Dave Carlson, nominated by Dick Loedding

Seconded by Audrey Mutschler.

Motion to close by Jim Blumling, 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 5, 2016 meeting were approved as submitted on a motion by Dick Loedding. Seconded by Chad Pcsolyar. Motion approved.

**OLD BUSINESS:**

1. Application for subdivision by: Wilma Mattern Plan of Lots (Ron Mattern, 14040 West Chester Road, Springsboro, PA 16435) (12-01-16). The applicant proposes to redraw the parcel boundary between tax parcels 60-29-398.2 (Lot 2) and 60-29-399 (Lot 1). After the lot revisions, Lot 1 will be 1.379 acres and Lot 2 will be 0.882 acres. Lot 1 is zoned R-3 Limited Residential District and Lot 2 is zoned R-2 Suburban Residential District.

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, and Article VII: R-3 Limited Residential District. Based on the review the following comment should be addressed:

Chapter 180 – Zoning – Article VII: R-3 Limited Residential District Section 180-35.B.1 Area and Bulk Requirements – Minimum Lot Frontage Width. The minimum lot frontage width within an R-3 District is 100 feet. Lot 1 is currently drawn with a 93.77 foot frontage. The parcel boundaries need to be redrawn to meet the 100 feet minimum width.

Since the December meeting, the frontage requirement was clarified – it is appropriate to measure the distance for frontage with the building line not the street frontage. After discussion, it was agreed that the proposed plan should be approved.

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

2. Proposed Grading Ordinance: Group discussed the ordinance and, in particular, focused on changes proposed by members Lang and Meegan. There was much discussion with the consensus of the group desiring to have members Meegan and Lang, Planning Commission Consultant Lincheck, Borough Manager Kunkle, and Borough Engineer Shoup meet sometime before the February meeting to review the proposed ordinance in detail including establishment of a fee structure with the objective of presenting their complete proposal at the February 2017 meeting.

**NEW BUSINESS:**

1. House Numbers: As Myron Kowalski was absent, no house numbers report.

Motion to adjourn by Bob Meegan, seconded by Don Lang. Motion passes. Meeting adjourned at 7:19 p.m.

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

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

**ECONOMY BOROUGH PLANNING COMMISSION  
MEETING DATES FOR 2017**

January 2, 2017

February 6, 2017

March 6, 2017

April 3, 2017

May 1, 2017

June 5, 2017

July 10, 2017

August 7, 2017

September 11, 2017

October 2, 2017

November 6, 2017

December 4, 2017

**Note: First meeting in 2018 – January 8, 2018**