

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

DATE: Feb. 5, 2018



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

Absent: None.

Others Present: Brian Koehler (2802 Conway-Wallrose Road, Baden, PA 15005), Todd Ridenour (RE/MAX Select Realty, 8858 Covenant Avenue, Pittsburgh, PA 15237).

Motion by Dick Loedding to approve 1/8/18 meeting minutes as submitted. Seconded by Don Lang. Motion approved.

NEW BUSINESS:

1. Planning Commission 2017 Annual Report: Handout provided by Consultant Lincheck. Group reviewed 10-page summary.

Action taken: Motion by Bob Meegan to accept report as submitted and to forward report to Borough Council. Seconded by Don Lang. Motion approved.

OLD BUSINESS:

1. Permitted Uses in Neighborhood Commercial District: At the May 1, 2017 meeting, Bryan Koehler (accompanied by his real estate representative Todd Ridenour) inquired about allowable uses for his property at 2801 Conway-Wallrose Road, Baden, PA 15005. At the meeting, he reviewed that he had purchased the site and building known as the Economy Grange and made improvements so it could serve as a production and recording studio for the production of feature films. He is now interested in selling the building and site and believes that his effort would be enhanced by a designation as being part of a commercial or industrial zone.

Since the May 2017 meeting, the Planning Commission has discussed the concept and possible options for the nearby area. Planning Commission Consultant Lincheck reviewed current zoning in the area and outlined possible options for Planning Commission consideration for creation of a Neighborhood Commercial District.

Messrs. Koehler and Ridenour attended the Feb. 2018 meeting to check on progress. Chairman Blumling reviewed where we are in the process. Pending approval of the draft ordinance at the March 2018 meeting, the next steps include sending the proposal to Borough Council and sending letters to residents in preparation for required public hearings. Proposal will also be sent to the County Planning Commission for review.

2. Grading Ordinance – Fee Structure: Planning Commission Consultant Lincheck presented a chart providing an overview of grading fees in neighboring municipalities. Commission member Lang outlined framework for grading fee structure consisting of 3 levels: 1) Minor - \$35 – earthwork ranging from 100 yds. – 500 yds., 2) Standard - \$100 – earthwork ranging from 500 yds. – 5,000 cubic feet and 3) Major - \$1,000 grading fee plus cost of Borough Engineer's billable time. There was consensus that this structure is appropriate. There will be a presentation of the final proposed Grading ordinance at the March meeting.

NEW BUSINESS:

1. House Numbers: Myron Kowalski reported that 3 new house numbers assigned for well sites: a) parcel 601850344P00 - 2679 Ridge Road Ext., b) parcel 601850242002 - 722 Amsler Ridge Rd., and c) parcel 601850244000 - 730 Amsler Ridge Rd.

Motion to adjourn by Bob Meegan, seconded by Chad Pcsolyar. Motion passes. Meeting adjourned at 8:10 p.m.

Signed _____
Chairman

Signed _____
Secretary