

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

DATE: April 3, 2017

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

Absent: R. Kowal.

Others Present: Alex and Geraldine Werner (126 Howard Road, Sewickley, PA 15143), James P. Werner
(120 Rabold Drive, Wexford, PA 15090), Laurianne Coffman (495 Amsler Ridge Road, Sewickley, PA 15143),
Jeff Mincenberg (225 Freedom Road, Freedom, PA 15042).

After review, the minutes from the March 6, 2017 meeting were approved as submitted on a motion by Bob Meegan. Seconded by Myron Kowalski. Motion approved.

OLD BUSINESS:

1. Proposed Grading Ordinance: No update.

NEW BUSINESS:

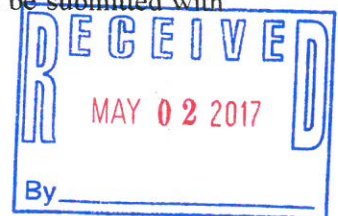
1. Application for Subdivision by: Alex and Geraldine Werner Plan of Lots (Geraldine and Alex Werner, 126 Howard Road, Sewickley, PA 15143) (03-01-17): Planning Commission Consultant Lincheck reviewed the proposed plan as submitted. On March 20, 2017, Baker received the application of the Werner Plan of Lots to subdivide the tax parcels 60-185-26 (Lot 1) and create a new parcel (Lot 2). After the subdivision, Lot 1 will be 62.623 acres and Lot 2 will be 2.309 acres. The property is located in an R-A Rural Agricultural District. Due to the lack of frontage on a public street (Howard Road), the owners are requesting a modification of the Subdivision and Land Development Ordinance Section § 163-20-A.6 which states:

§ 163-20-A.6 - All lots shall abut by their full frontage on a publicly dedicated street. Lots abutting on a private street shall not be approved, unless a modification is granted in accordance with § 163-54 and all of the requirements of § 163-19-N are met. A private road would provide access to the existing Lot 1 and to the proposed Lot 2. The plan submission included the following: Werner Plan of Lots Topography & Utility Plan and Werner Plan of Lots Recording Plan.

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 163-15. The requirements of Chapter 180 also apply, in particular, the standards found in Article IV: R-A Rural Agricultural District. Based on my review the following comment should be addressed:

Chapter 163 – Subdivision and Land Development

1. The recording plan incorrectly labels the newly created property as Lot 1. Please revise to say Lot 2.
2. The applicants have requested a modification for § 163-20-A.6 - All lots shall abut by their full frontage on a publicly dedicated street. While this is correct, the applicant should also request a modification for § 163-19-N.8 – The minimum width of the cartway required for a private street shall be 20 feet. The current cartway is approximately 10 feet wide. In accordance with § 163-19-N.9 this modification may be requested if all the requirements of § 163-54 are met.
3. As part of the modification request and in accordance with § 163-54-F, the final plat for recording shall contain a notation indicating the substance of the modifications granted and the date of approval by Borough Council.
4. As part of the modification request and in accordance with § 163-19-N.10 – A notation shall be placed on the plat for recording indicating that the Borough has no maintenance responsibilities for the private street. As part of the modification request and in accordance with § 163-19-N.11 – An agreement obligating the property owners of all lots abutting the private street to maintain the private street shall be submitted with the application and shall be recorded with the approved plat.



5. As part of the modification request and in accordance with § 163-19-N.12 – The plat for recording shall contain a notation and the deeds for each lot shall contain a reference to the executed and recorded agreement obligating the property owners to maintain the private street.
6. As part of the modification request and in accordance with § 163-19-N.13 – The plat for recording and the deeds for each lot shall contain a statement that any future request by the lot owners to have the street accepted by the Borough as a public street shall be subject to the owners assuming the total cost of improving the private street to the current Borough standards for a public street.

Planning Commission Consultant Lincheck recommends that the Subdivision Application be revised and resubmitted along with the condition to address any comments the Planning Commission may have.

There was discussion with the Werners present at the meeting regarding the revisions that need to be made.

Action taken: Motion by Audrey Mutschler to recommend approval to Economy Borough Council pending acceptable modifications as specified by Planning Commission Consultant Lincheck and also address comments provided by Beaver County Planning Commission. Seconded by Don Lang. Motion approved.

2. Inquiry from Resident: Laurianne Coffman asked about the borough solar panel ordinance and the guidelines for installation of solar panels on the roof. After discussion, Ms. Coffman was advised that if she is seeking a different installation than specified in the ordinance, she should apply for a variance via the Borough's Zoning Hearing Board. She will contact the borough office for further information.

3. Application for Subdivision by: Mincenberg Lot Consolidation Plan (Jeff Mincenberg, 225 Freedom Road, Freedom, PA 15042) (03-02-17).

On March 27, 2017, Baker received the application of the Mincenberg Lot Consolidation Plan to consolidate the tax parcels 60-164-312.2 and 60-164-312.3. After the consolidation, the new Parcel A will be 2.394 Acres. The property is located in both Economy Borough and New Sewickley Township and is zoned R-2 Suburban Residential District and A-1 Agricultural respectively.

The Mincenberg Lot Consolidation Plan has been 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. Based on my review there are no comments to be addressed.

Applicant Mincenberg was in attendance and briefly reviewed his proposed plan.

Action taken: Motion by Bob Meegan to recommend that the Subdivision Application be recommended for approval to the Economy Borough Council. Seconded by Chad Pcsolyar. Motion approved.

4. House Numbers: Myron Kowalski reported that new house number was issued for 359 Golden Grove Road (60-175-0112-002).

There was discussion regarding the assignment of a house number for the Beaver County 911 center's use on 3rd Avenue in Conway. Myron to pursue with Beaver County 911 Center.

Motion to adjourn by Audrey Mutschler, seconded by Don Lang. Motion passed. Meeting adjourned at 7:58 p.m.

Signed _____
Chairman

Signed _____
Secretary