

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

*DATE: May 1, 2017*

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

Absent: C. Pcsolyar, R. Kowal.

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

After review, the minutes from the April 3, 2017 meeting were approved as submitted on a motion by Don Lang. Seconded by Dick Loedding. Motion approved.

**OLD BUSINESS:**

1. Proposed Grading Ordinance: No update.
2. Application for Subdivision by: Alex and Geraldine Werner Plan of Lots (Geraldine and Alex Werner, 126 Howard Road, Sewickley, PA 15143) (03-01-17): 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 requested a modification of the Subdivision and Land Development Ordinance Section § 163-20-A.6.

At the April meeting, there was discussion with the Werners regarding the revisions that need to be made. A motion by Audrey Mutschler was made 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.

At the May meeting, the Planning Commission learned that the plan was rejected by Economy Borough Council at its April meeting. Since the Council meeting, Planning Commission Consultant Lincheck forwarded suggestions to Borough Engineer Shoup to redo the plan to meet Borough requirements. If the changes are made as proposed, the applicants will have to come back to the Planning Commission for approval.

3. House Numbers: Myron Kowalski reported that there has been no activity.
4. Inquiry Regarding Property at 2801 Conway-Wallrose Road, Baden, PA 15005: Bryan Koehler, accompanied by his real estate representative Todd Ridenour (RE/MAX Realty), provided an overview of the history of his property. 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 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. The group discussed possible options and the nearby area. Planning Commission Consultant Lincheck stated he would review the current zoning in area and outline possible options for Planning Commission consideration at the next meeting.

Motion to adjourn by Don Lang, seconded by Bob Meegan. Motion passed. Meeting adjourned at 7:50 p.m.

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

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

