



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

DATE: December 4, 2017

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

Absent: R. Kowal.

Others Present: none.

Minutes from November 6, 2017 meeting were approved on a motion by on Dick Loedding. Seconded by Audrey Mutschler. Motion approved.

OLD BUSINESS:

1. Application for Subdivision by: Keller-Henschel Plan Subdivision (Corner of Grove Hill Road and Winterset Road. (08-01-17): On August 3, 2017, Baker received the application of the Keller – Henschel Plan of Lots to consolidate and subdivide three lots into two. The lot line between tax parcels 60-22-310 (Lot 482, 0.588 acres) and 60-22-311 (Parcel B, 0.467 acres) shall be removed creating a new Lot 482R (1.055 acres). Also, the lot line between tax parcel 60-22-309 (Lot 484, 0.556 acres) and Parcel A (0.055 acres) shall be removed creating a new Lot 484R (0.611 acres). The property is located in Economy Borough and is zoned R-1 Restricted Residential.

Proposed plan 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 V: R-1 Restricted Residential District. Based on review, the plans are creating a lot (484R) that does not meet the minimum lot size per section § 180-21.A – Minimum lot area: one acre (43,560 square feet). This would require a variance from the Zoning Hearing Board for this property.

In September 2017, Chairman Blumling spoke with applicant David Henschel and told him that his application has to go to Zoning Hearing Board due to its nonconformance to the borough Ordinance as submitted. By formal motion, the Planning Commission denied the plan as submitted.

As instructed, applicant Henschel submitted plan to the Zoning Hearing Board and they approved the plan at a special meeting in November. Plan resubmitted for Planning Commission consideration.

Action taken: Motion by Chad Pcsolyar to recommend revised plan approval to Borough Council. Seconded by Don Lang. Motion approved.

2. Draft Zoning Ordinance Amendment – Include Regulations for Nonconforming Lot Size: Planning Commission Consultant Lincheck had forwarded a draft amendment for the nonconforming lot size of single family residential properties. Borough Manager has reviewed and agrees with this. The ordinance as originally submitted was approved by formal motion at the Planning Commission’s November meeting.

Planning Commission Chairman Blumling reported to the members that as originally written there were some questions and concerns expressed at the Borough Council meeting. As a result, Planning Commission Consultant Lincheck were made as follows – 1) changed “replatting” to “lot line revision” and 2) “dwellings” to “properties”.

Action taken: Motion by Don Lang to recommend approval of proposed ordinance amendment 180-93 Subchapter C to Economy Borough Council. Seconded by Dick Loedding. Motion approved.

NEW BUSINESS:

1. House Numbers: Myron Kowalski reported that there has been no activity.
2. Chicken Ordinance Overview Chart: Planning Commission Consultant Lincheck distributed a summary chart of representative chicken ordinances. There was some discussion. It was agreed that we would discuss further at the next meeting.

Motion to adjourn by Bob Meegan, seconded by Myron Kowalski. Motion passed. Meeting adjourned at 7:25 p.m.

Signed _____
Chairman

Signed _____
Secretary