

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

*DATE: April 3, 2023*

Present: J. Blumling, D. Carlson, M. Kowalski, D. Lang (departed meeting at 7:35 p.m.), A. Mutschler, C. Pcsolyar, K. Schlesinger (substitute Planning Commission Consultant; arrived at meeting at 7:25 p.m.).

Absent: R. Kowal, C. Ristau (Planning Commission Consultant)

Others Present: Rick and Ruby-Ann Costanza (30 Mason Road, Baden, PA 15005), Dion McMullen (Economy Partners, LP, 554 Washington Street, Carnegie, PA 15106).

After review, the minutes from the March 6, 2023, meeting were approved as submitted on a motion by Audrey Mutschler. Seconded by Myron Kowalski. Motion approved.

**NEW BUSINESS:**

1. Application for subdivision by: Economy Landings, LP (534 Washington Street, Carnegie, PA 15106). (04-23-01).

The Borough received the Economy Landings Residential Subdivision No. 1 application to consolidate two existing parcels (tax parcels 60-185-0183.019, 0.25 acres, and 60-185-0183.061, 0.28 acres) into one parcel noted on the plan as Parcel C (0.53 acres). The property is zoned R-2 Suburban Residential District.

The Planning Commission Consultant reviewed this application for conformance with the Subdivision and Land Development and Zoning Ordinances. The procedures for this type of subdivision, a consolidation, are governed by Chapter 163, Article VII, Section 163-16. As such, the applicant is required to submit the plans and data under Section 163-15. The requirements of Chapter 180 also apply, particularly, the standards found in Article VI: R-2 Suburban Residential District. Based on the initial review, there were three comments to address (labeling existing easements, utilities, and abutting property owners on the site plan).

On March 23, 2023, an updated site plan was submitted. Based on review of the updated site plan, the original comments have been addressed. In correspondence about the updated plan, it was noted that the applicant intends to install HOA equipment, such as tennis courts, bocce ball, and pickleball, on the property. Private residential sports courts are permitted in the zoning district as an accessory use.

Developer Dion McMullen was present to provide an overview and answer any questions from the group.

**Action taken:** Motion by Audrey Mutschler to recommend plan approval to Borough Council. Seconded by Chad Pcsolyer. Motion approved.

**OLD BUSINESS:**

1. Application for subdivision by: Michelle and Rick Constanza (30 Mason Road, Baden, PA 15005). (03-23-01).

The Constanza Subdivision application requests to subdivide one existing parcel (tax parcel 60-184-0291-P01-1) into two parcels, Parcel C, 10.08 acres, and Parcel D, 31.75 acres. An updated plat was received. The proposed subdivision would separate an existing dwelling on proposed Parcel C from the rest of the tract. An extension of an existing private right-of-way is proposed through Parcel C to provide access to Parcel D. Both parcels are under the same ownership. The property is zoned R-A Rural Agricultural District.

The application was reviewed by Planning Commission Consultant Ristau 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, particularly, the standards found in Article IV: R-A Rural Agricultural District.

After review, it was recommended that the subdivision application be recommended for approval to the Borough Council with the following conditions:

1. The plat for recording and the deeds for each lot shall contain the following: a. a notation indicating that the Borough has no maintenance responsibilities for the private street. (Section 163-19-N-10), b. a reference to the executed and recorded agreement obligating the property owners to maintain the private street. (Section 163-19-N-12), and c. 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 construction standards for a public street. (Section 163-19-N-12)
2. An access easement is recorded to provide access to Parcel via the propose new private street through Parcel C should the property ownership change in the future. (Section 163-26).

New submitted drawing was reviewed. Many of the requested changes were made. After discussion, it was determined that two items need clarification on the plan – right-of-way (ROW) designation for portion of Costanza Drive to Mason Road and definition and identity via parcel letter of private ROW owner. There was discussion of the proposed plan after a brief presentation by representatives of the applicant.

**Action taken:** Motion by Audrey Mutschler to recommend plan approval to Borough Council with two changes to be made – 1) revise the site plan to clarify that the Costanza Drive and Private ROW are the same continuous ROW, and 2) revise survey note #8 to clarify that all property owners of the Private ROW have maintenance responsibilities for their respective portions of the road. Seconded by Chad Pcsolyer. Motion approved.

To help expedite these changes, Planning Commission Consultant to communicate with applicant’s engineer, Glen Rudzinski to help make revisions for presentation at second Borough Council meeting in April.

**NEW BUSINESS:**

1. **Request to Borough Manager:** Member Audrey Mutschler requested that Borough Manager request larger plan mylars (can be paper) so that details and changes can be more easily seen and understood. For simple subdivisions, the 11” x 17” plans are sufficient but for more complicated plans, the group would like to see the larger versions as provided previously.

2. **House Numbers:** Member Myron Kowalski reported that there has been no activity since the prior meeting.

*Myron Kowalski*

Motion to adjourn by Chad Pcsolyer, seconded by ~~Don Lang~~. Motion passes. The meeting adjourned at 8:10 p.m.

Signed *James W. Blumley*  
Chairman

Signed *[Signature]*  
Secretary